



2

Bedrooms



1

Bathroom



1

Receptions



Two-bedroom retirement property located within Gardens Court in West Bridgford. One of the largest plots on the estate with a South facing garden. The development is just off Eltham Road and only 0.6 miles from Central Avenue where you can find a whole host of amenities including shops, supermarkets and coffee shops. The property is offered on a leasehold basis to people over the age of 60 and is managed by Amplius. Throughout the property are pull chords which gives access to a 24-hour call system. There is a communal lounge with fitted kitchen and laundry room as well as a Scheme Manager.

Entrance - Upon entrance there is a carpeted hallway with doors to bedrooms either side, storage heater and storage cupboard. Smoke detector connected to central alarm system.

Living Room - 4.35m x 4.41m (14'3" x 14'5") - Leading on from the hallway is the living room complete with carpeted flooring, storage heater, fireplace with electric fire, access to kitchen and patio doors out to rear garden.

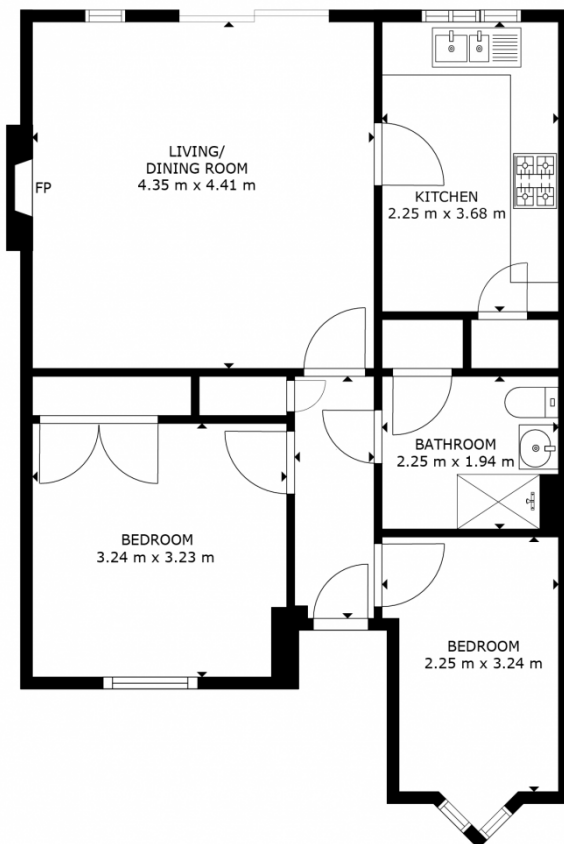
Kitchen - 2.25m x 3.68m (7'4" x 12') - Fitted kitchen with tiled splash back, sink, electric cooker, fridge/freezer, washing machine, extractor fan and vinyl flooring. There is also a large pantry with storage shelving and cupboard.

Bedroom 1 - 3.2m x 3.2m (10'6" x 10'6") - The primary bedroom consists of carpeted flooring, UPVC windows integrated double wardrobe and storage heater. Cupboard housing fuse board.

Bedroom 2 - 2.25m x 3.2m (7'4" x 10'6") - Secondary bedroom has carpeted flooring, storage heater and UPVC windows,

Bathroom - 2.25m x 1.95m (7'4" x 6'4") - Double shower cubicle with thermostatic shower, WC, wash hand basin with vanity unit. Vinyl flooring, radiator and airing cupboard housing hot water cylinder.

External - To the front of the property there is a driveway and lawned garden. The rear consists of an extended south facing patio with remote control electric sun awning, communal garden with lawn and mature shrubs. There is a maintenance charge of £273.94 per month from April 2026 which includes several services such as the maintenance of the communal gardens, building insurance, external window cleaning and general property repairs/maintenance. Please ask your legal representative to verify this information.



GROSS INTERNAL AREA
FLOOR PLAN: 57 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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