



34 Marlborough Court

West Bridgford | NG2 6BY | Guide Price of £295,000 - £305,000

ROYSTON
& LUND

- Two Bedroom Apartment
- Short Walk to Central West Bridgford
- Guide Price of £295,000
- £305,000
- Impressive Balcony Views
- Ample Size Living Room
- Brand New Kitchen
- Brand New Shower Room
- Fitted Wardrobes
- Allocated Parking
- Leasehold Property
- EPC Rating - C / Council Tax Band - B





Guide Price of £295,000 - £305,000

Just a stone's throw from Central Avenue in West Bridgford, this well-presented two-bedroom apartment is accessed via a welcoming hallway that leads through to an ample-sized living room. The living space is filled with natural light and features sliding patio doors opening onto a large balcony, complete with a motorised awning and impressive open views across the tennis courts and bowls greens, with West Bridgford Baptist Church providing a charming backdrop.

The living room connects seamlessly to a brand-new, contemporary kitchen, finished in a neutral colour palette. The kitchen is fully fitted with integrated appliances, including an induction hob and oven, complemented by modern cabinetry and coordinating worktops.

The newly installed shower room continues the same sleek, contemporary style found throughout the apartment. The main bedroom is a generous double and benefits from fitted wardrobes, while the second bedroom is ideal as a guest room or home office. To the front there is a faucet and a key safe along with allocated parking with visitor permits for added convenience.

The property offers a wide range of shops, cafés, restaurants and everyday amenities. Nearby are attractive green spaces, riverside walks along the River Trent, and popular sporting facilities including Trent Bridge Cricket Ground, tennis courts and bowls greens. The area is well served by regular public transport links into Nottingham city centre and benefits from easy access to main road routes.

Service Charge of 236.35 P/M

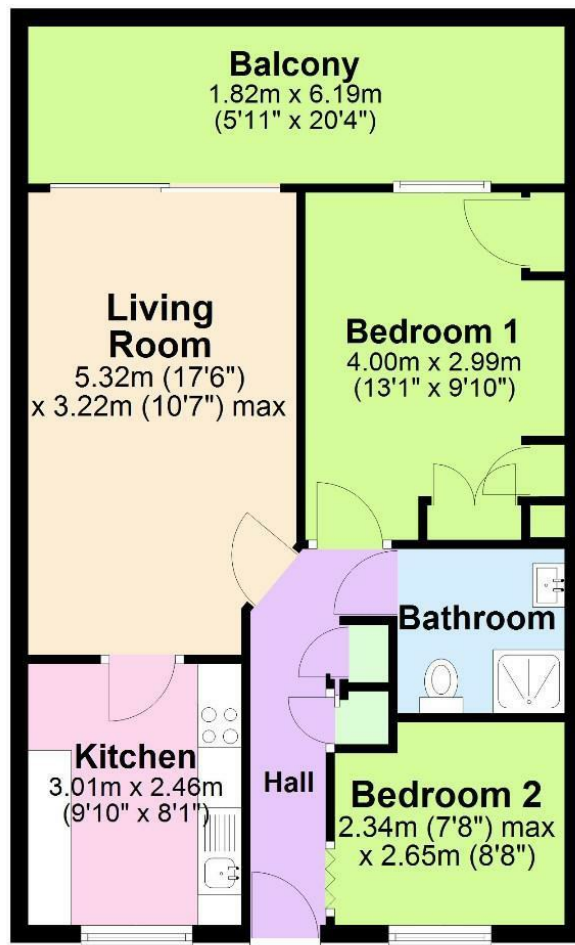
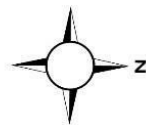
Lease Term 125 years

Remaining 120 years



Ground Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



Total area: approx. 64.0 sq. metres (689.1 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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