

11 Marlborough Court

West Bridgford | NG2 6BY | Asking Price £269,950

ROYSTON & LUND

- Proudly Presented By Royston And Lund Estate Agents
- Communal Lounge
- Patio Overlooking The Tennis Courts
- NO CHAIN
- EPC Rating - TBC
- Over 60s Development
- Within Walking Distance From From Central Avenue
- Off Street Parking
- Two Double Bedrooms
- Council Tax Band - C

















NO CHAIN

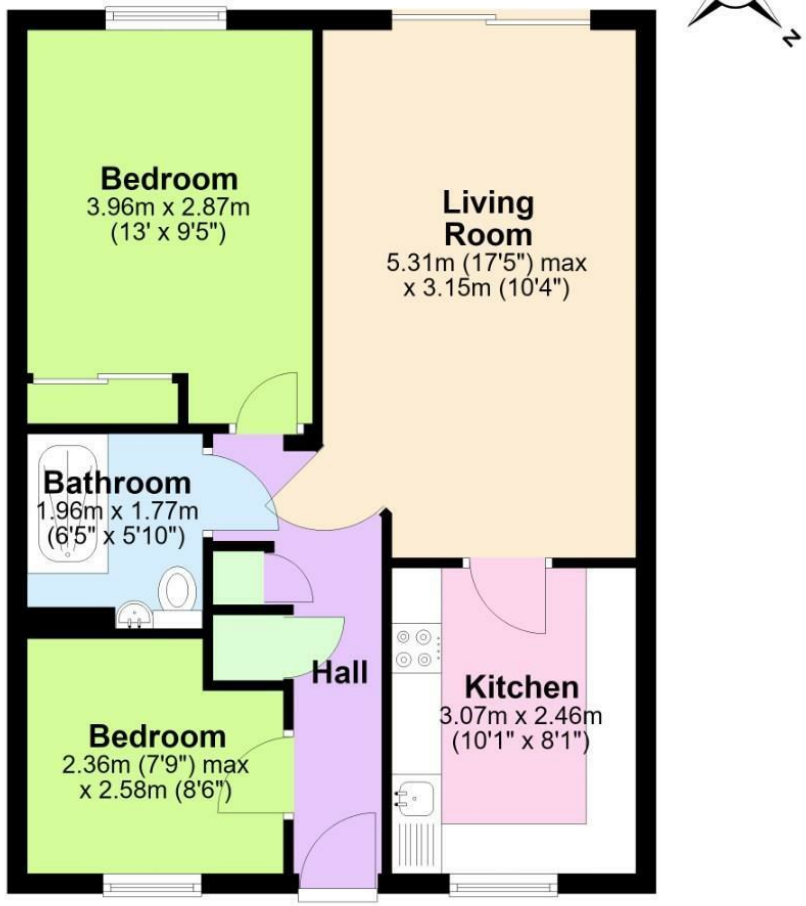
A two bedroom GROUND floor, retirement apartment suitable for the over 60's in this purpose built development which is conveniently placed in West Bridgford Town Centre and within access of Nottingham City Centre via public transport. The property has double glazing and gas central heating and a monitored emergency call system. The flat is centrally located within the row of flats, with great views of the bowling green and tennis courts.

The residents have the use of a communal lounge with kitchen facilities, guest room, lifts, laundry room and communal maintained gardens. In brief the accommodation comprises: entrance hall, lounge diner, fitted kitchen, two bedrooms, a shower room and large terrace with southerly aspect overlooking the tennis Courts. There are communal gardens and ample parking. Offered for sale with no upward chain an early viewing is highly recommended.

Lease details:
Length of Lease: 125
Start date: 04/04/1995
Monthly Service Charge and Ground Rent Combined : £249.13
Service Charge and Ground Rent get reviewed once per year.

Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



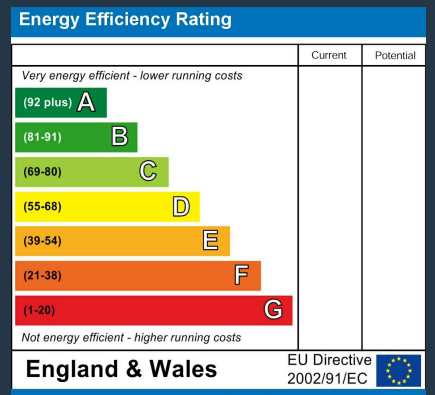
Total area: approx. 51.8 sq. metres (557.9 sq. feet)

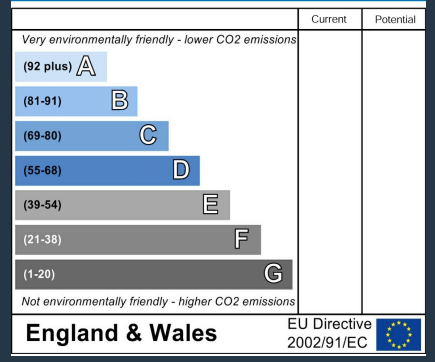
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND