



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. There are a variety of activities available to include Monday coffee mornings, Thursday afternoon knit and natter, weekly hairdresser. Residents' association which organises events throughout the year.

**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.

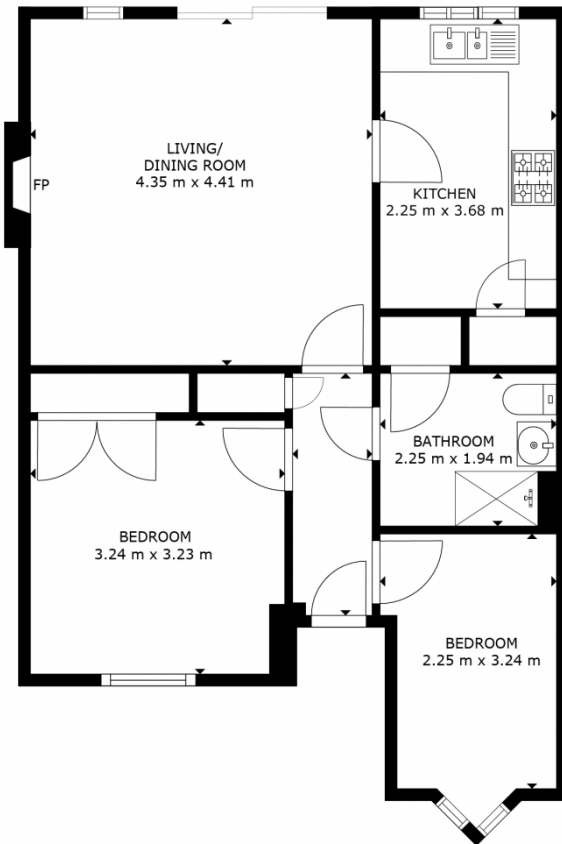
**Bedroom 1** - 3.2m x 3.2m (10'6" x 10'6") - The primary bedroom consists of carpeted flooring, UPVC windows integrated double wardrobe and storage heater. Cupboard housing fuse board.

**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 £273.23 per month from April 2026 which includes several services such as the maintenance of the communal gardens and external window cleaning. Please ask your legal representative to verify this information.



GROSS INTERNAL AREA  
FLOOR PLAN: 57 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Energy Efficiency Rating

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

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