

# 24 Gardens Court

West Bridgford | NG2 5LF | Offers Over £220,000

ROYSTON & LUND

- Two Bedroom
- Immaculately Presented Throughout
- Off Street Carparking Spaces
- Well Kept Communal Gardens
- A Short Drive From Numerous Amenities
- Bungalow
- Over 60s Development
- Buit In Wardrobe Space
- The Perfect Downsize
- Excellent Transport Links

















CHAIN FREE

A well appointed two bedroom bungalow set on the over 60s estate in Gardens Court in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue whilst also being located down a quiet street. This property would be an excellent fit for those wanting to downsize.

Interior accommodation comprises of an entrance hall that lends itself to both bedrooms, bathroom and reception room. The living room is generous with plenty of room for family and friends further featuring a sliding door to the rear aspect leading to the rear garden. Off from the living room is the kitchen/dining room which is ample in size and benefits from integrated appliances such as an oven, hob and extractor fan along with more than enough room to add your freestanding appliances such as a fridge freezer, dishwasher or washing machine. Off from the kitchen is a convenient pantry cupboard, perfect for storage.

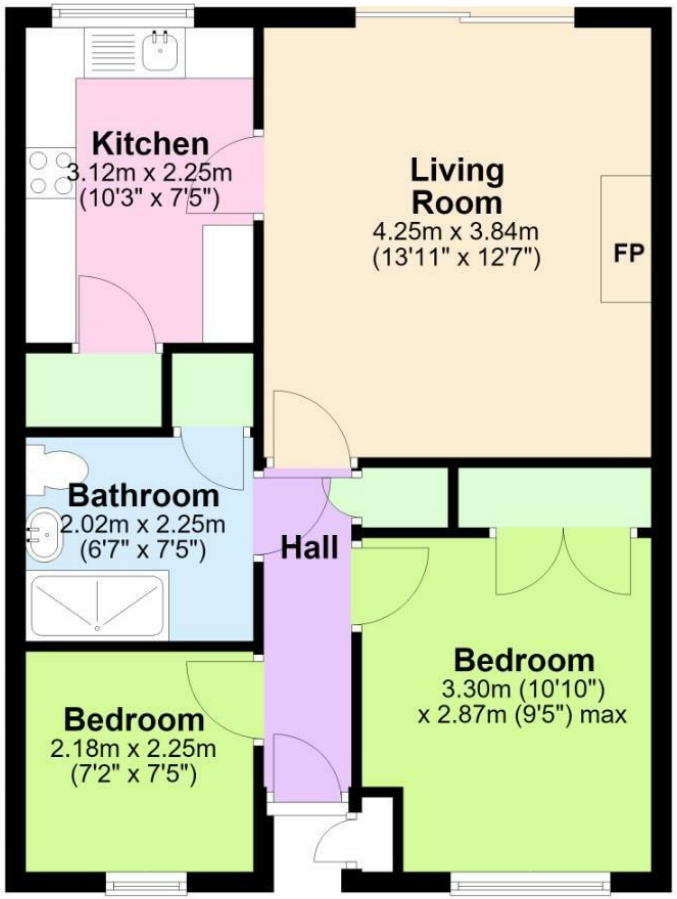
Both bedrooms are well proportioned. The main bedroom is a double and features built in wardrobes and a front aspect window letting in natural light. The second bedroom is a spacious single . Both bedrooms share a three piece shower room consisting of a walk in shower along with a wash basin and WC.

To the rear of the property there is a communal garden space. The sliding doors open the living room to a patio area providing summer seating.

Lease Length: 125 years from 1997
Years Remaining: 96
Annual Service Charge and Ground Rent Combined: £3287.28

## Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)




Total area: approx. 50.7 sq. metres (546.0 sq. feet)

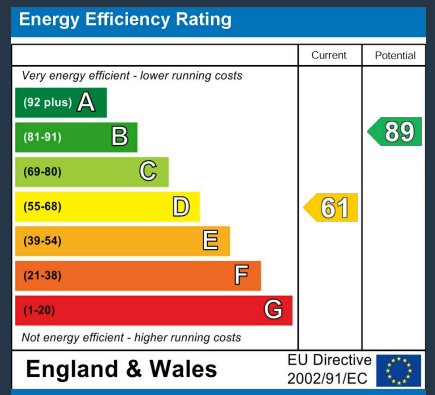
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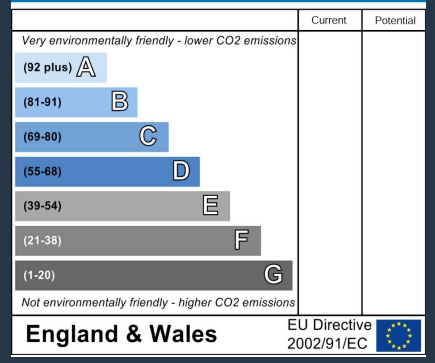
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