



8 ROSEMARY CLOSE NOTTINGHAM

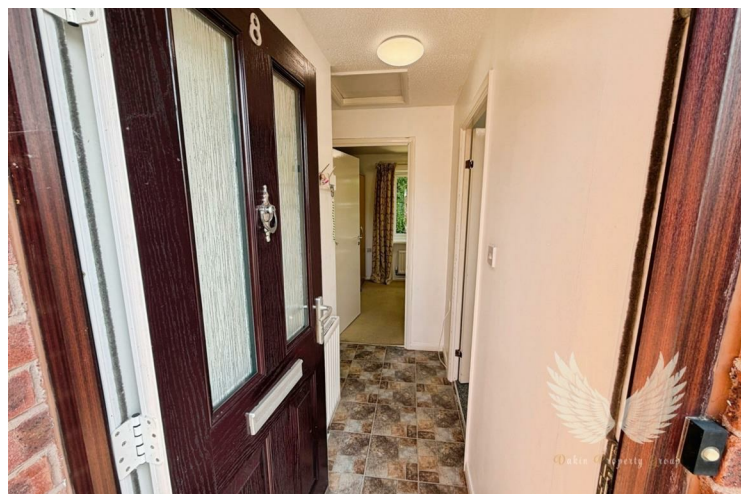
£95,000
LEASEHOLD

A place to call home... and a community to become part of.

Exclusively for the over-60s, this two-bedroom chalet-style home is set within beautifully maintained communal grounds in the sought-after area of Strelley, Nottingham. Offering far more than just a place to live, it provides a lifestyle centred around comfort, friendship, independence and convenience.

Enjoy peaceful walks through the landscaped gardens, relax beneath the mature trees or make the most of the excellent on-site facilities, where neighbours quickly become friends. Whether it's coffee mornings, bingo, games nights, pool, darts, cards or simply enjoying a cup of tea whilst watching television, there's always something to look forward to. The residents' clubhouse is available 24 hours a day and also benefits from convenient on-site laundry facilities.

Inside, the home offers well-planned accommodation, including a spacious L-shaped lounge and dining room with patio doors opening onto the attractive corner garden, creating a bright and relaxing living space. The kitchen also enjoys a lovely outlook across the greenery, while there are two bedrooms, including a generous double and a versatile second bedroom, ideal for guests, hobbies or a study.

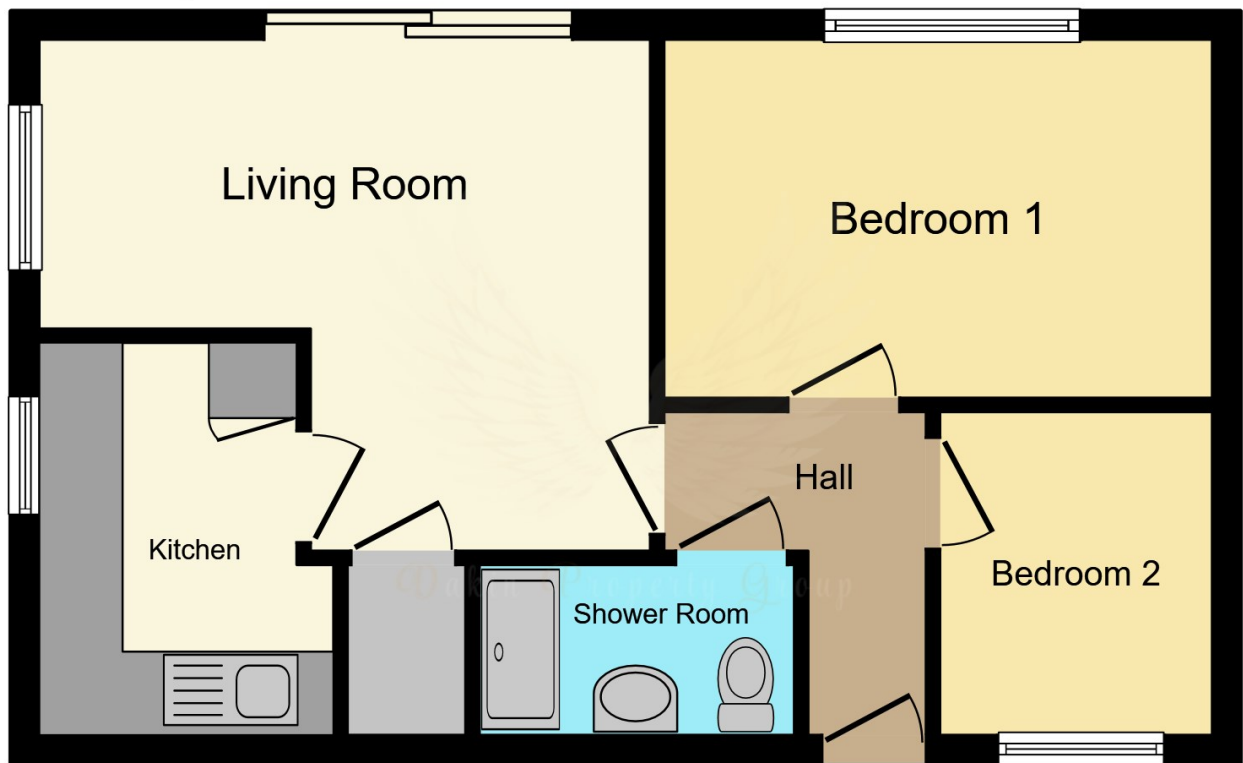


• Patio doors opening onto a private corner plot garden • Modern accessible wet room • Beautifully maintained communal grounds • 24hr Residents' clubhouse with regular social activities • On-site laundry facilities • Asda supermarket just a short walk away



- Residents parking • Medical centre, pharmacy and local amenities nearby • Excellent transport links to Nottingham city centre • Exclusively for the over-60s





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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