



8 Giles Court Rectory Road, NG2 6BL

£150,000

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- Independent retirement living, specifically for the over 60's
- Entrance hall with storage room, lounge with doors into the fitted kitchen
- Walking distance to Melton Road and Central Avenue West Bridgford
- One bedroom ground floor apartment
- Master bedroom with mirrored fitted wardrobes, modern shower room
- No upward chain

RETIREMENT LIVING! Set within Giles Court development specifically tailored for those aged 60 and over, this one bedroom ground floor apartment offers a delightful opportunity for independent retirement living. Enjoying on site communal facilities including delightful gardens, laundry, residents lounge, small kitchen, lift, internal refuse room, guest suite with ensuite and unallocated communal parking.

Located just a short walk from West Bridgford's Central Avenue and the Melton Road shops, and with regular public transport close by



£150,000



Entrance

With fitted carpet, emergency call system panel and access to the storage cupboard which houses the RCD board and water system.

Lounge

Feature fireplace with electric fire, carpet, two storage heaters, doors into the kitchen and UPVC door to the front.

Kitchen

Fitted with wall & floor cabinets, worktop, tile splash back, stainless steel sink & drainer, electric oven, hob and extractor, space for under counter fridge and freezer and wall mounted heater. Vinyl floor and UPVC window to the front.

Bedroom

With mirrored double wardrobe, storage heater, carpet, UPVC window to the front.

Shower room

The shower room has fully tiled walls, carpet, and is fitted with a three piece suite. Including a double shower cubicle with a fitted fold down seat, mains shower and glass sliding door. Two-draw vanity sink unit with mixer tap and a mirrored cabinet above. Toilet with dual flush. Electric heated towel rail, electric wall heater and extractor fan.

Outside

With communal gardens, unallocated residents parking and visitors parking. 24hr CCTV covering the car park and main door.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125years From: 01/05/01

GROUND RENT: £773.54 - to be reviewed on:

SERVICE CHARGE: £3,205.50 - to be reviewed on:

COUNCIL TAX: Rushcliffe - Band B

PROPERTY CONSTRUCTION:

ANY RIGHTS OF WAY AFFECTING PROPERTY: Cavity brick

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E-on

MAINS ELECTRICITY PROVIDER: E-on

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

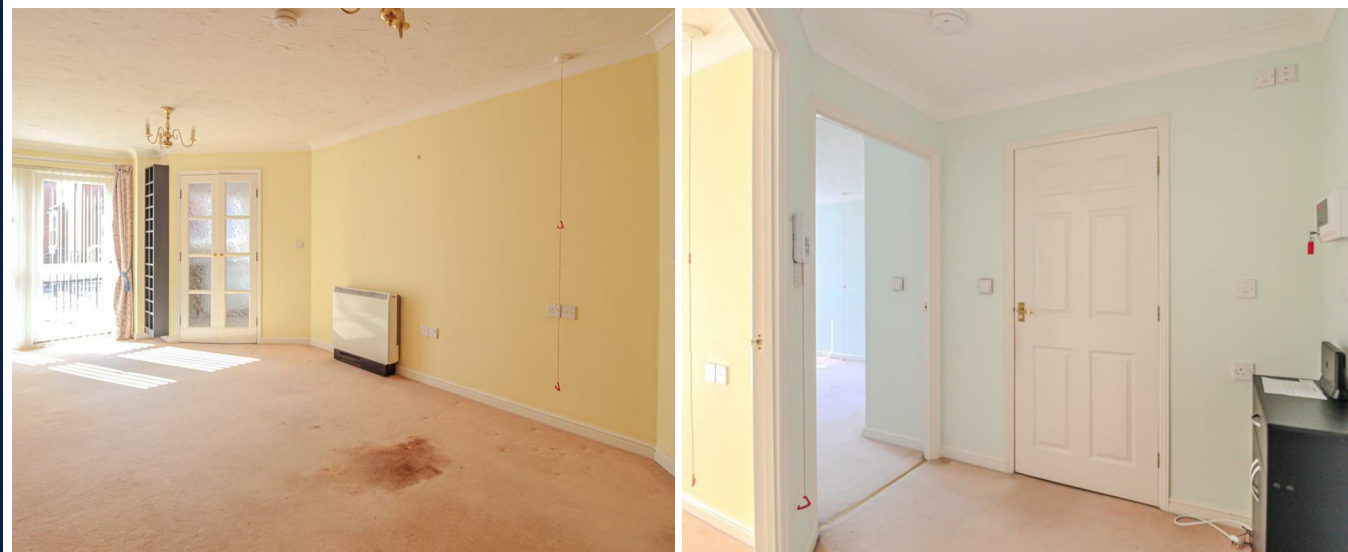
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Ground floor apartment with level access

OTHER INFORMATION:

- No pets allowed at this development.

- To purchase a property in this development you must be over 60 years of age. The lower age limit for occupation is 60







with a partner being 55.

- There is not a facility for the parking of mobility scooters; the corridors are not wide enough to accommodate safe passage for a scooter and pedestrians at the same time, or for turning into the apartments.

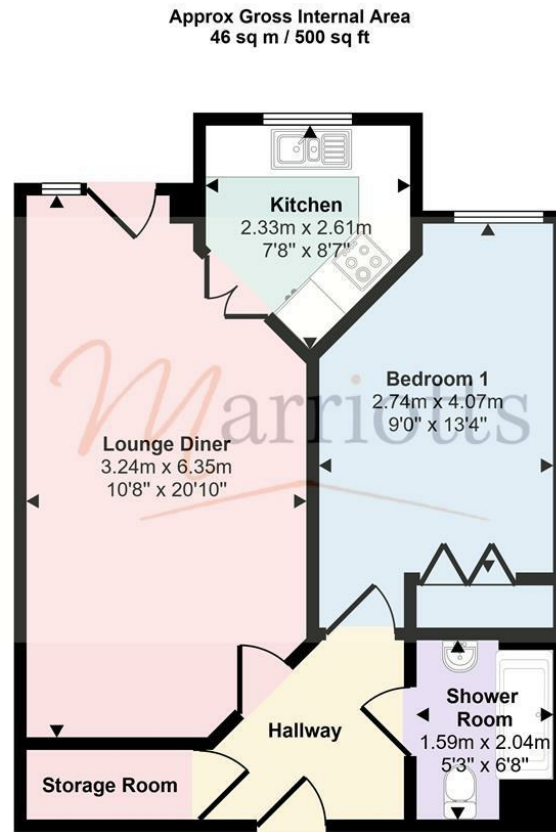
- The development has an emergency call system installed in each apartment and throughout the building. If this is activated when the Development Manager is on duty it will go through to them. Working hours are Monday to Friday 9am to 5pm. Outside of these hours the call will go through to Appello Careline who can deal with emergency and non-emergency situations.

The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





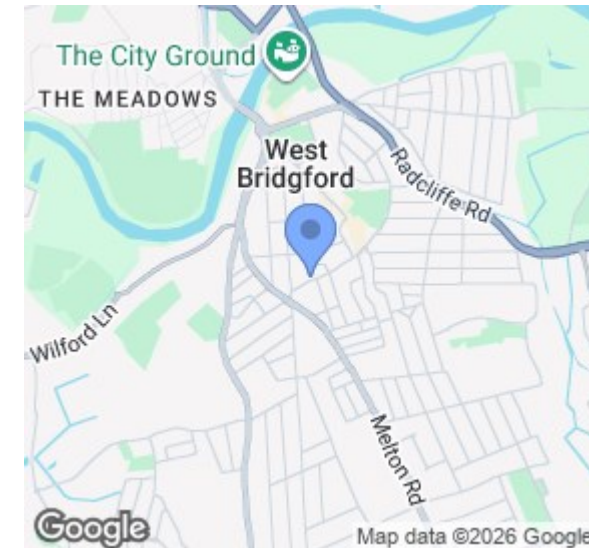


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(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	



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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