



5 Rosemary Close, Bridge Green, Strelley, NG8 6GL

£105,000





# 5 Rosemary Close Bridge Green, Strelley, NG8 6GL

- Retirement bungalow for the over 60's
- Lounge diner & separate kitchen
- Residents parking
- Two bedrooms
- Asda supermarket next door
- Modern combination boiler

A two bedroom terraced bungalow situated within the sought after Bridge Green retirement development for the over 60's, with residents' parking and an Asda supermarket next door! Freshly decorated and re-carpeted throughout, with entrance hall with composite front door, 'L' shaped living room with patio door leading out to the communal gardens, kitchen, two bedrooms and shower room in white. UPVC double glazing and central heating with a recently replaced Vaillant combination boiler!



£105,000



## Overview

The Bridge Green development is designed for independent retirement living, specifically for the over 60's and consists of a set of six small courtyards grouped around a central green and pavilion with a residents' community building providing a lounge, laundry, guest facilities and regular activities. And each bungalow is connected to the community alarm service, with pull cords located throughout each property.

## Entrance Hall

With a double-glazed composite front entrance door, radiator, loft access and doors to both bedrooms, shower room and living room.

## Living Room

UPVC double glazed window and sliding patio door leading out to the patio and communal gardens. Radiator, two ceiling light points and cupboard housing the Vaillant combination gas boiler installed in 2024.

## Kitchen

A range of wall and base units in a medium Oak finish, with marble effect worktops, inset stainless steel sink unit and drainer with tiled splashbacks. UPVC double-glazed front window, gas cooker point with filter hood and housing for an upright fridge freezer.

### Bedroom 1

UPVC double glazed rear window and radiator.

### Bedroom 2

UPVC double-glazed front window and radiator.

### Shower Room

Consisting of a fully tiled cubicle with electric shower, dual flush toilet and pedestal wash basin. Half tiling to the remaining walls, wood-effect floor covering, radiator and UPVC double glazed front window.

### Outside

To the front are communal gardens with a central circular lawn. To the rear, there is a paved patio leading onto the communal lawned gardens

### Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 1997

GROUND RENT: £ - to be reviewed on: .....

SERVICE CHARGE: £ - to be reviewed on: .....

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: living room

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: no

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: level access

### OTHER INFORMATION:

For example:

- Please note - due to the current owner's onward purchase, completion of the purchase of this property will not be able to take place prior to November 2022.

- No pets allowed at this development.





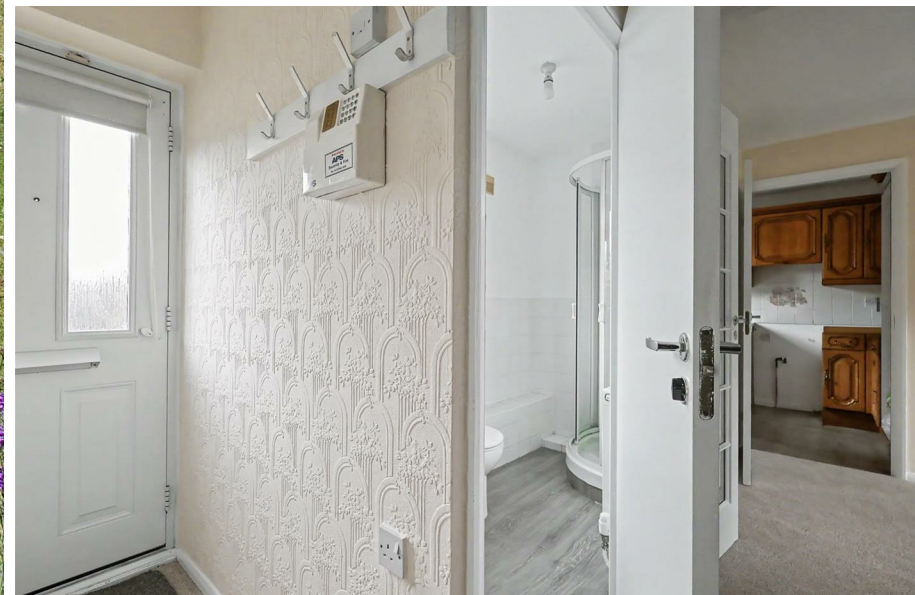


- To purchase a property in this development you must be over 60 years of age.

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

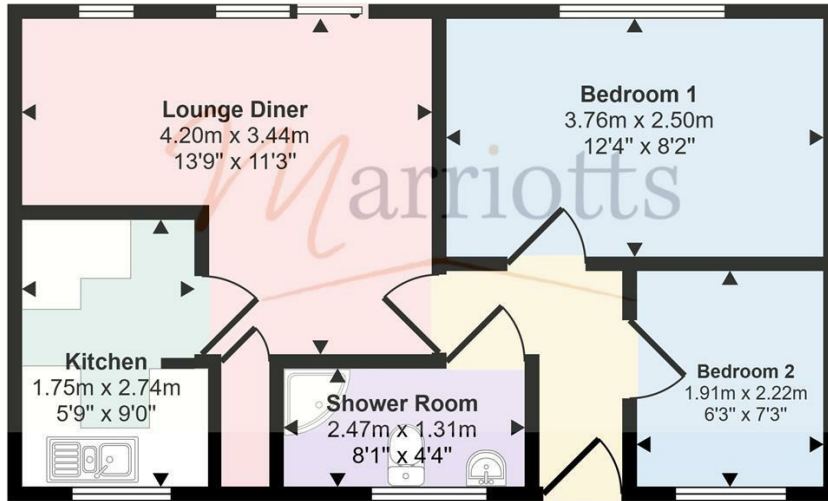
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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.





Approx Gross Internal Area  
39 sq m / 424 sq ft

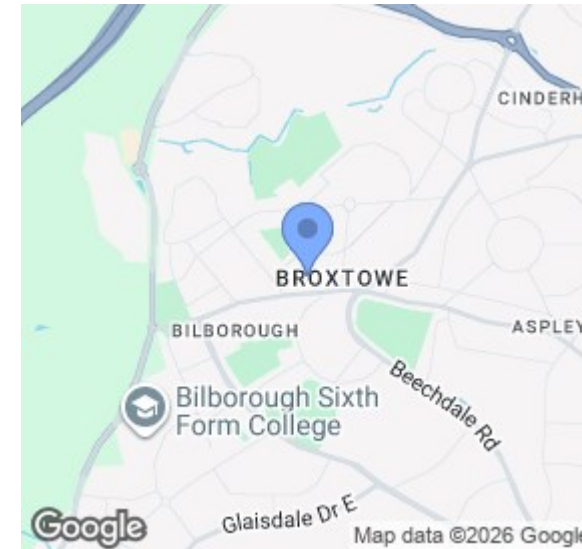


Floorplan

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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