45 Giles Court, Rectory Road

West Bridgford | NG2 6BL | Offers Over £150,000

ROYSTON & LUND

- One Bedroom Second Floor Apartment - Retirement Complex
- Built In wardrobes
- Close By To Numerous Amenities
- Communal Areas
- EPC Rating - C
- Open Plan Living and Dining Room
- NO CHAIN
- Excellent Transport Links
- Guests Rooms
- Council Tax Band - B

A second floor south facing one bedroom retirement apartment for over 60's only, situated in this thoughtfully designed retirement development which is within walking distance of West Bridgford Town Centre and situated to the front of the development.

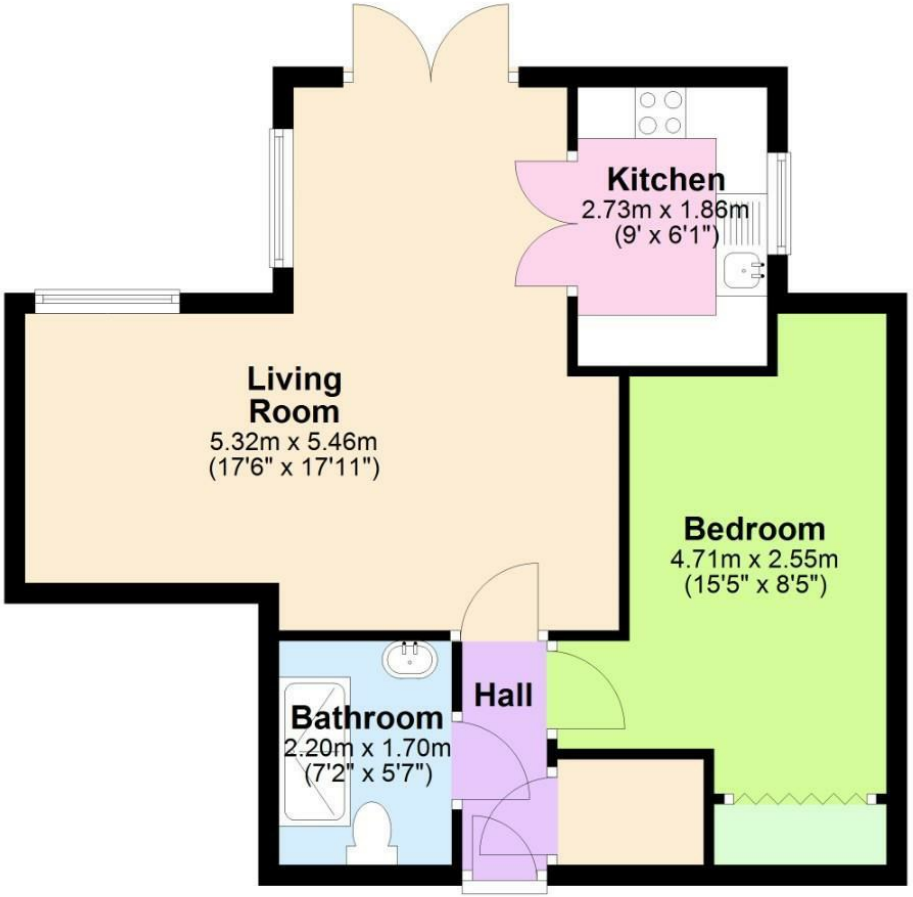
In brief the entrance hall leads into the main open plan living/dining room that displays generous space for guests as well as overlooking Rectory Road. Off from the dining area is the kitchen through French doors with freestanding appliances from an oven, hob and extractor fan along with under counter space for freestanding white goods. The bedroom is a generous size and boasts of built-in sliding wardrobes. The apartment is completed with a tiled three piece shower room consisting of a shower along with a wash basin and WC.

There is a pleasant communal reception area and overnight guest bedroom for hire with en-suite facilities and kitchen. Access to the complex is via a security intercom system. In addition included in the service charge is communal laundry and maintenance of rear gardens.

Length of Lease: 125 years
Year left: 100 years
Ground Rent: Est: £300
Service Charge: Est: £3600

Second Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



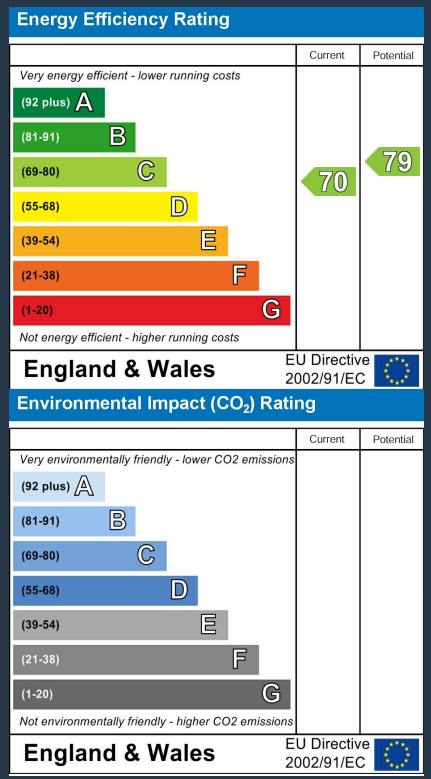
Total area: approx. 49.1 sq. metres (528.5 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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