



27 Marlborough Court

West Bridgford | NG2 6BY | Guide Price £230,000

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- South facing Juliette Balcony overlooking tennis courts
- Two bedrooms
- Fitted kitchen
- Immaculately Presented
- EPC Rating - C
- First floor retirement apartment
- Modern shower room
- Close proximity to Central Avenue
- Amenities Close By
- Leasehold- Council Tax Band - B





A two bedroom first floor, retirement apartment suitable for the over 60's in this purpose built development which is conveniently placed for West Bridgford Town Centre and within access of Nottingham City Centre via public transport.

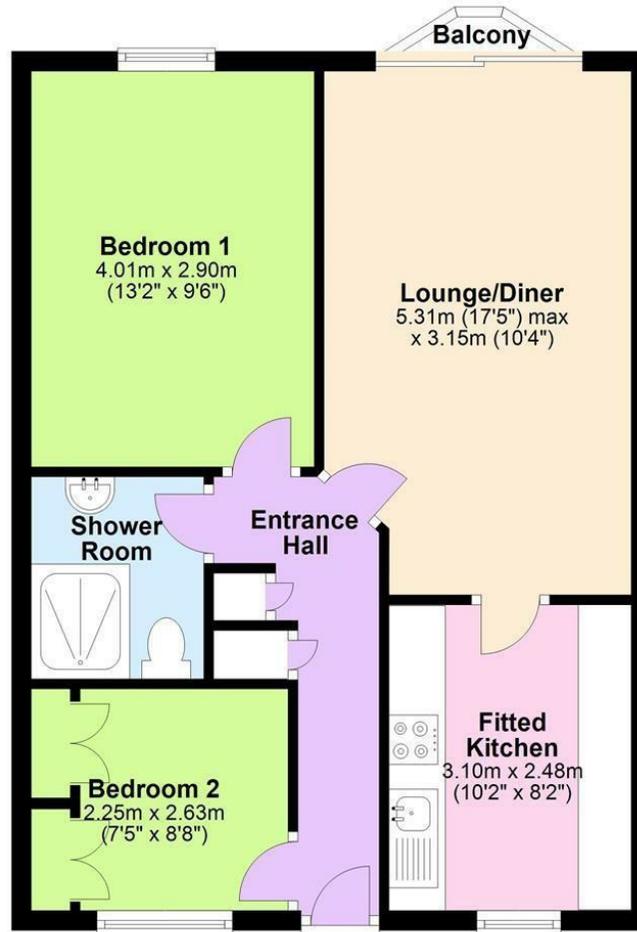
The property has double glazing, gas central heating, refitted kitchen & modern fitted shower room and a monitored emergency call system. The residents have the use of a communal lounge with kitchen facilities, guest room, lifts, laundry room and communal maintained gardens. In brief the accommodation comprises: entrance hall, lounge diner, refitted kitchen, two bedrooms, modern fitted shower room and a balcony with southerly aspect overlooking the Tennis Courts.

There are communal gardens and ample parking. Offered for sale with no upward chain an early viewing is highly recommended.

This property is a Leasehold apartment :  
Service charge and ground rent - £215 PCM  
Length of lease : 125 years from 21 June 1995

## First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 52.3 sq. metres (562.5 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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