



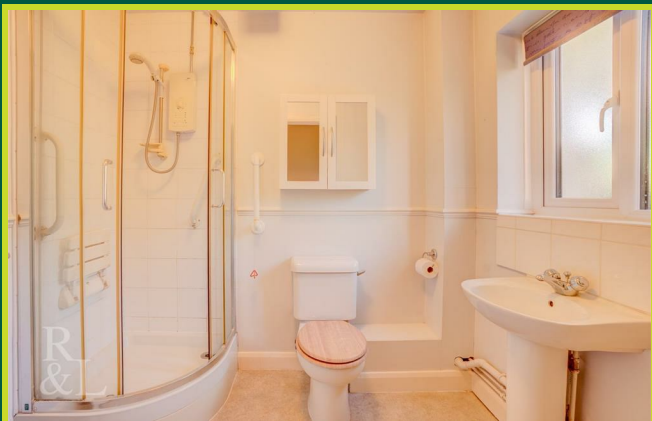
53 Marlborough Court

West Bridgford | NG2 6BY | £299,950

ROYSTON
& LUND

- NO CHAIN
- Close By To Numerous Amenities
- Integrated Kitchen Appliances
- Walking Distance To Numerous Amenities
- EPC Rating - C
- Semi Detached
- Two Double Bedroom Bungalow
- Three Piece Shower Room
- Excellent Transport Links
- Council Tax Band - B





Located on the highly sought after Marlborough Court development. This two bedroom semi detached bungalow situated in the heart of West Bridgford with numerous amenities on offer being a short walk from Central Avenue where there are local shops, restaurants and cafes, not to mention excellent transport links into the City Centre. This property would be a great fit for a buyers wanting to downsize.

Interior accommodation comprises of a of a entrance hall that lends itself to the main reception room, bedrooms and bathroom. The living room is a generous size with French doors leading to the rear garden, to the right aspect through an opening there is the kitchen area with integrated kitchen appliances such as an oven hob and extractor fan with space to fit freestanding appliances along with double skylight flooding to the space with natural light.

Both bedrooms are spacious doubles and share a three piece shower room with a wash basin and WC.

Facing the property there is a parking space to the front, and a garden area to the left aspect off from the French doors providing summer seating.

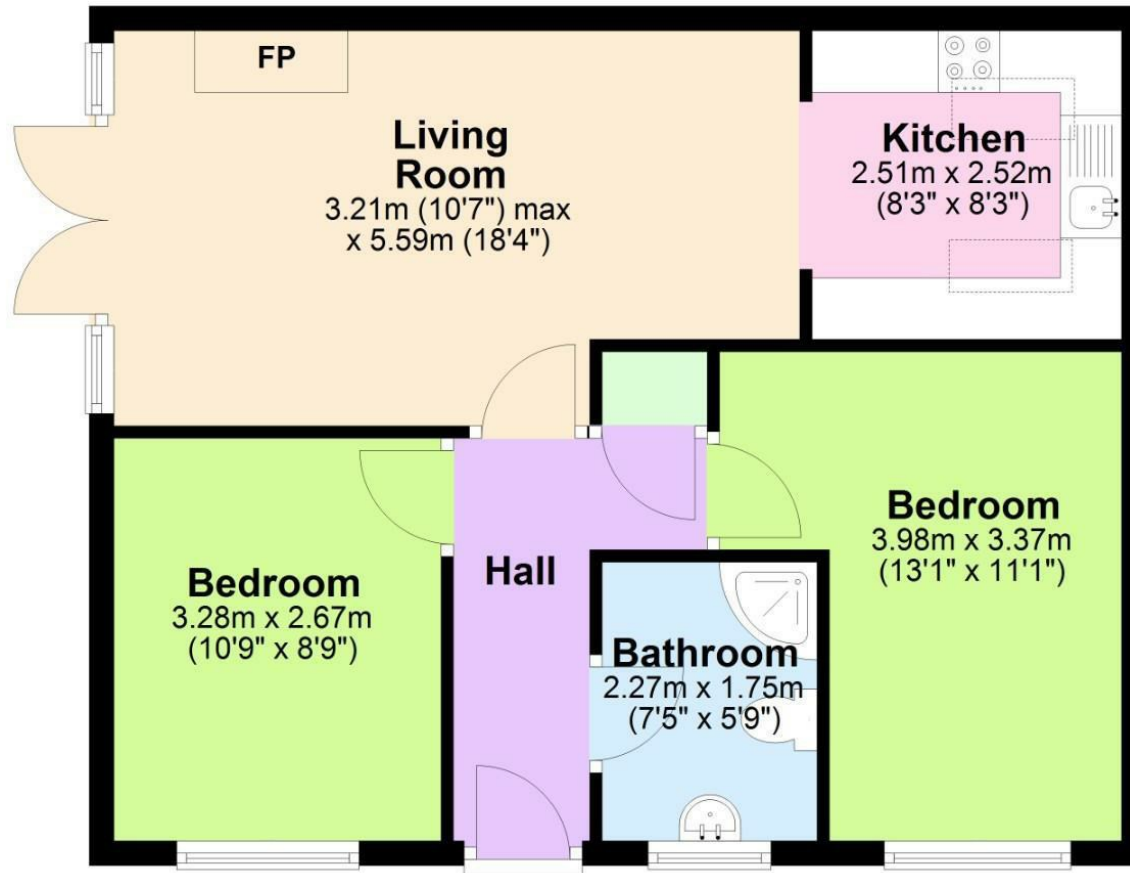
Length of lease: 125 years

- Start Date: 27 March 2002
- Years Remaining: 102 years
- Ground Rent: Peppercorn – TBC with management company
- Service Charge: Currently £158.48 PCM

Please Note: The above stated lease-related charges are subject to change at the discretion of the management company.

Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



Total area: approx. 54.1 sq. metres (582.1 sq. feet)

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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