



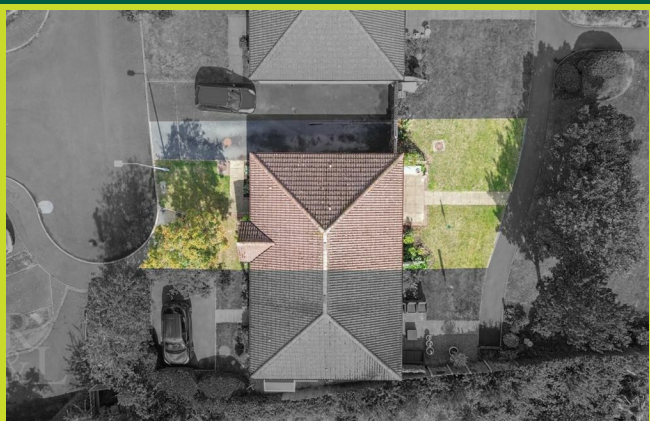
2 Gardens Court

West Bridgford | NG2 5LF | £220,000

ROYSTON
& LUND

- Two Bedroom Semi-Detached Bungalow
- Inviting Living Room with Bay Window
- Integrated Storage Options
- Welcoming Communal Gardens
- EPC Rating - E
- Porch / Second Bedroom with Sliding Patio Doors
- Bathroom with Shower over Bath
- Emergency Pull-Cords Throughout
- Off-Road Parking Available
- Council Tax Band - B // Leasehold





Royston & Lund are delighted to present this two bedroom semi-detach bungalow. A front porch leads into the bright living room, enhanced by a bay window and a electric fireplace. The kitchen, fitted with classic wooden cabinetry, provides ample storage and workspace.

The bedroom is quietly positioned to the rear of the home and benefits from integrated storage, while the centrally located bathroom includes a shower-over-bath combination.

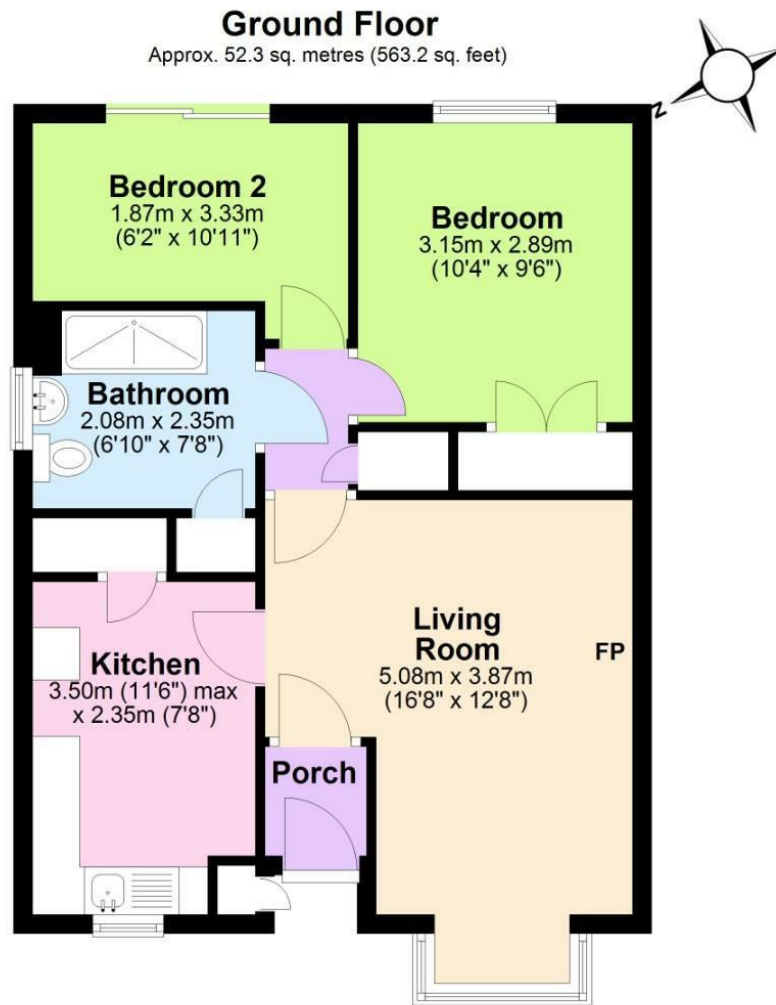
A rear porch with sliding patio doors opens directly onto the communal garden, creating a pleasant spot to enjoy the outdoors. To the front, the property offers off-road parking for up to three vehicles. There are also emergency pull-chords throughout.

Gardens Court in West Bridgford, Nottingham, is a retirement housing development designed for residents aged 60 and over. It consists of 34 bungalows, some of which are built to mobility standards, and is supported by a warden or manager alongside an emergency CareLine alarm system. Residents benefit from a range of shared facilities, including a welcoming lounge, landscaped communal gardens, laundry amenities, and a community centre that hosts regular social activities such as coffee mornings, lunch clubs, and outings.

The location is particularly convenient, with everyday essentials close at hand. Shops, cafés, and other retail outlets are within walking distance, while a post office can be found just a short stroll away. Medical needs are well catered for, with a GP surgery located less than a mile from the development. Public transport links are also easily accessible, with bus stops around half a mile from the property, making it simple to reach Nottingham city centre or other parts of West Bridgford. Overall, Gardens Court offers a blend of practical amenities, social opportunities, and a well-connected setting, making it a desirable place to live.

****Please note service charges apply**





Total area: approx. 52.3 sq. metres (563.2 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	44	85
(92 plus) A		
(81-91) B		
(69-80) C		
(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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