



5 Gardens Court

West Bridgford | NG2 5LF | Guide Price £220,000 - £230,000

ROYSTON
& LUND

- Two Bedroom End Terrace Bungalow
- Ample Off Street Parking For 2-3 Vehicles
- High Quality Modern Fitted Kitchen With Integrated Appliances
- Close By To Numerous Amenities
- EPC Rating - D
- Larger Than Average Plot With Wrap Around Garden
- For Over 60s Residents
- ****NO CHAIN****
- Viewing Highly Recommended
- Freehold - Council Tax Band - B





****LARGER PLOT****

****NO CHAIN****

****GUIDE PRICE £220,000 - £230,000****

A well appointed end terrace bungalow located in the ever desirable Gardens Court complex set in West Bridgford. Occupying a larger than average plot with a wrap around garden and your own tandem driveway for 2 to 3 vehicles. Not to mention being a short drive away from Central Avenue where there are numerous amenities such as local shops, cafes and pubs. This property would make the perfect downsize.

Interior accommodation comprises an initial porch upon entry that leads into the main reception room. The living room is a generous size and boasts a front aspect window flooding the room with natural light, pieced together with a stylish electric fireplace. Off from the living room is the newly modern fitted kitchen which boasts high quality base and wall units housing top of the range integrated appliances from a waist height oven featuring a retractable door for added ease, induction hob and extractor fan, along with a dishwasher and under counter space for your freestanding washing machine and cove for your fridge freezer. The master bedroom is a well proportioned double which features wardrobe space. The second bedroom is a single and displays sliding doors to the rear garden.

Facing the rear of the property there is a lawn area with a pathway that splits the middle leading to a patio area, perfect for summer seating which in turn grants access to the second bedrooms sliding doors.

Lease Term: 125 years

Years left: 98 years

Service Charge: £273.94 PCM



Ground Floor
Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 51.5 sq. metres (554.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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