



11 Gardens Court

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

ROYSTON
& LUND

- Two Bedroom Bungalow
- Over 60s Development
- Ideal For Those Wanting To Downsize
- Ample Off Street Parking
- Three Piece Shower Room
- Sliding Doors To The Rear Garden
- Kitchen Dining Room
- Close By To Numerous Amenities
- EPC Rating - D
- Leasehold - Council Tax Band - B





GUIDE PRICE **£220,000 - £230,000**
NO CHAIN

A well appointed two bedroom bungalow set on the over 60s estate in Gardens Court in West Bridgford. Situated close by to numerous amenities being a short drive from Central Avenue whilst also being located down a quiet street. This property would be an excellent fit for those wanting to downsize.

Interior accommodation comprises of an entrance hall that lends itself to both bedrooms, bathroom and reception room. The living room is a generous with plenty of room for family and friends further featuring a sliding door to the rear aspect leading to the rear garden. Off from the living room is the kitchen/dining room which is ample in size and benefits from integrated appliances such as an oven, hob and extractor fan along with more than enough room to add your freestanding appliances such as a fridge freezer, dishwasher or washing machine. Off from the kitchen is a convenient pantry cupboard, perfect for storage.

Both bedrooms are well proportioned. The main bedroom is a double and features built in sliding wardrobes and a front aspect window letting in natural light. The second bedroom is a spacious bedroom. All bedrooms share a three piece shower room consisting of a walk in shower along with a wash basin and WC.

Facing the property there is allocated off street parking, and to the rear of the property there is communal garden space off from the sliding doors to the living room with a patio area providing summer seating to start.

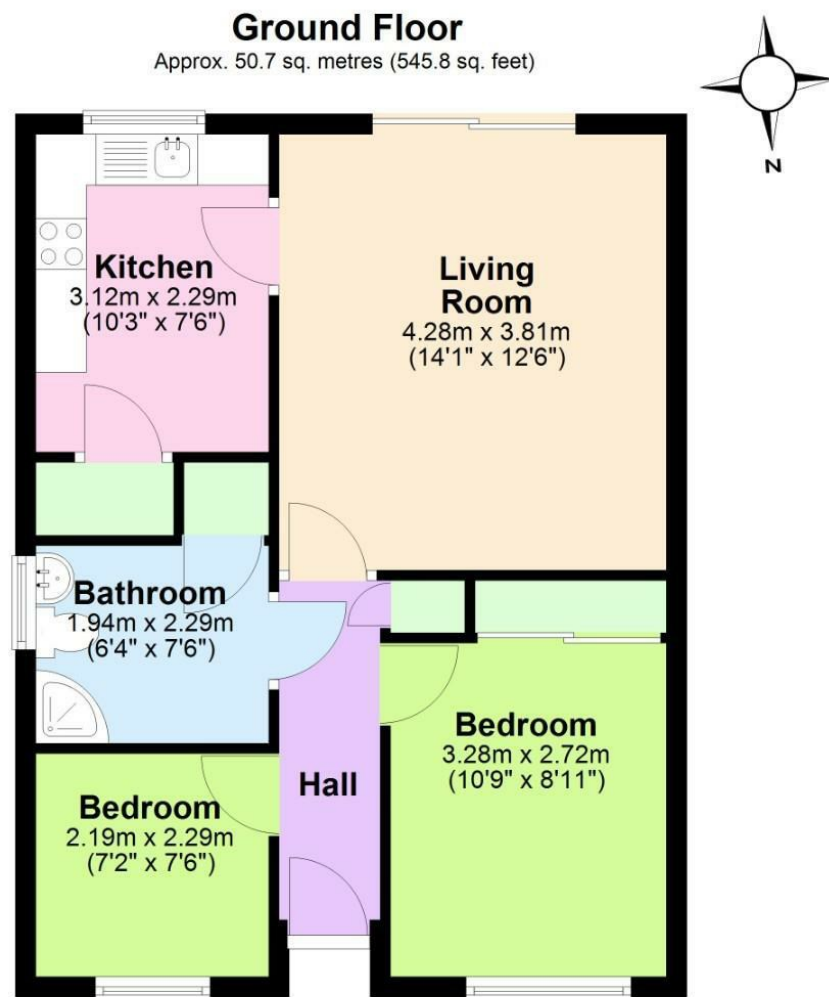
Leasehold Information:

Start Date : 2 August 2011

Term : 125 years from 2 August 2011

Monthly service charge and ground rent : £241.03





Total area: approx. 50.7 sq. metres (545.8 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		
(55-68) D	65	76
(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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