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&L

23 Marlborough Court

West Bridgford | NG2 6BY | Asking Price £190,000

ROYSTON
& LUND

- First Floor Two Bed Apartment
- Lift Access
- Communal Car Park
- Communal Facilities On Site
- EPC Rating B - Leasehold
- No Upward Chain
- Over 55's Development
- Leasehold
- Close By To Numerous Amenities
- Council Tax Band B





Recently REFURBISHED having been redecorated and new carpets throughout this two bedroom first floor apartment is situated in the highly sought after OVER 55'S DEVELOPMENT at Marlborough Court.

Walking distance to the central avenue in West Bridgford with bus stops conveniently located on the Rectory & Melton Road next to the development.

This leasehold property is equipped with double glazing, gas central heating, and a monitored emergency call system. Residents enjoy access to a communal lounge with kitchen facilities, a guest room for overnight stays (for a small charge), lifts, a laundry room, well-maintained communal gardens, and a communal car park.

The property is accessed via either communal staircase or lift to the first floor and upon entering the property there is a hallway with built in storage, a double bedroom with built in wardrobe, single bedroom and a shower room. The open plan living space features a Juliette balcony and a fitted kitchen area that has space for a range of freestanding appliances.

Management Company - Longhurst Housing Association

Lease - 125 years from 3 October 2001

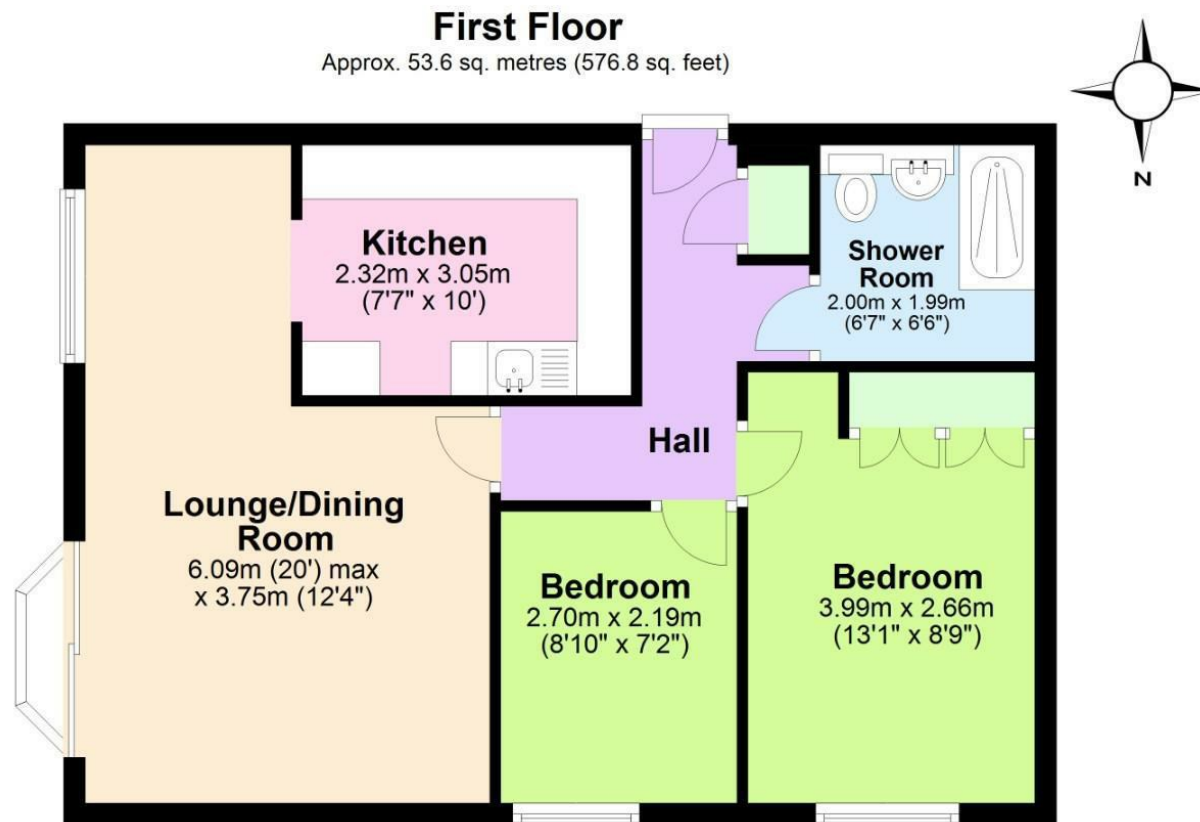
2024/2025 Service Charge - £215 per month (1 April 2024 - 31 March 2025)

2025/2026 Updated Service Charge: £236.45 per month (1st April 2025 - 31st March 2026)

Ground Rent - no ground rent

Note: Please be advised the advertised lease charges are subject to change at the discretion of the Management Company's decision.





Total area: approx. 53.6 sq. metres (576.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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	83	83
(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 (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		

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