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34 Marlborough Court

West Bridgford | NG2 6BY | Guide Price of £295,000 - £305,000

ROYSTON  
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- Two Bedroom Apartment
- Impressive Balcony Views
- Brand New Kitchen
- Fitted Wardrobes
- Leasehold Property
- Short Walk to Central West Bridgford
- Ample Size Living Room
- Brand New Shower Room
- Allocated Parking
- EPC Rating - C / Council Tax Band - B





**\*\*ATTRACTIVE VIEWS OF THE TENNIS COURT\*\* SPACIOUS BALCONY FOR RELAXATION**

Just a stone's throw from Central Avenue in West Bridgford, this well-presented two-bedroom apartment is accessed via a welcoming hallway that leads through to an ample-sized living room. The living space is filled with natural light and features sliding patio doors opening onto a large balcony, complete with a motorised awning and impressive open views across the tennis courts and bowls greens, with West Bridgford Baptist Church providing a charming backdrop.

The living room connects seamlessly to a brand-new, contemporary kitchen, finished in a neutral colour palette. The kitchen is fully fitted with integrated appliances, including an induction hob and oven, complemented by modern cabinetry and coordinating worktops.

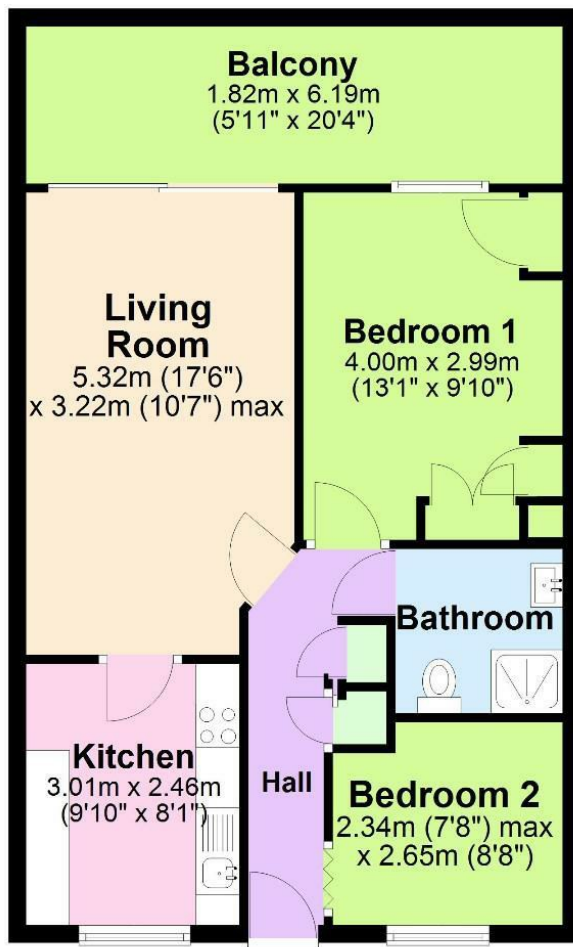
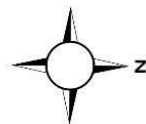
The newly installed shower room continues the same sleek, contemporary style found throughout the apartment. The main bedroom is a generous double and benefits from fitted wardrobes, while the second bedroom is ideal as a guest room or home office. To the front there is a faucet and a key safe along with allocated parking with visitor permits for added convenience.

The property offers a wide range of shops, cafés, restaurants and everyday amenities. Nearby are attractive green spaces, riverside walks along the River Trent, and popular sporting facilities including Trent Bridge Cricket Ground, tennis courts and bowls greens. The area is well served by regular public transport links into Nottingham city centre and benefits from easy access to main road routes.

Service Charge of 236.35 P/M  
Lease Term 125 years  
Remaining 120 years



**Ground Floor**  
Approx. 64.0 sq. metres (689.1 sq. feet)



Total area: approx. 64.0 sq. metres (689.1 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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