



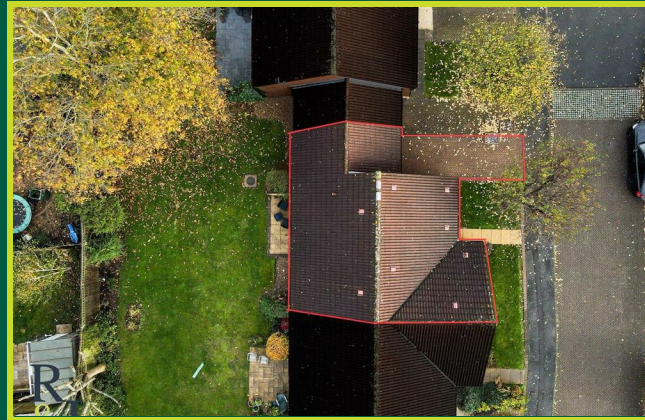
ROYSTON & LUND

30 Kingfishers Court

West Bridgford | NG2 6QF | Guide Price £210,000

ROYSTON  
& LUND

- Guide price range £210,000 - £225,000
- Driveway and carport
- Modern kitchen
- On site scheme manager
- EPC rating C
- Two bedrooms
- Wet room
- No upward chain
- Leasehold
- Council tax band C





Guide price range £210,000 - £225,000

Royston and Lund are pleased to bring to the market this recently refurbished two bedroom retirement bungalow on a highly popular development in West Bridgford. This property is the only one of its kind on the development, as not only does it have a larger than average living room, it also benefits from a double driveway with a car port.

In brief the property comprises an entrance hallway with built in storage, a living room that features an electric fire and dual aspect windows and a recently fitted kitchen that benefits from integrated appliances including an oven, microwave, hob, extractor fan, dishwasher, washing machine and a pantry that houses the fridge/freezer. There is a double bedroom with a generous built in wardrobes, a single bedroom with access onto the patio and communal garden and a recently fitted wet room with an electric shower, WC, wash basin and built in storage space.

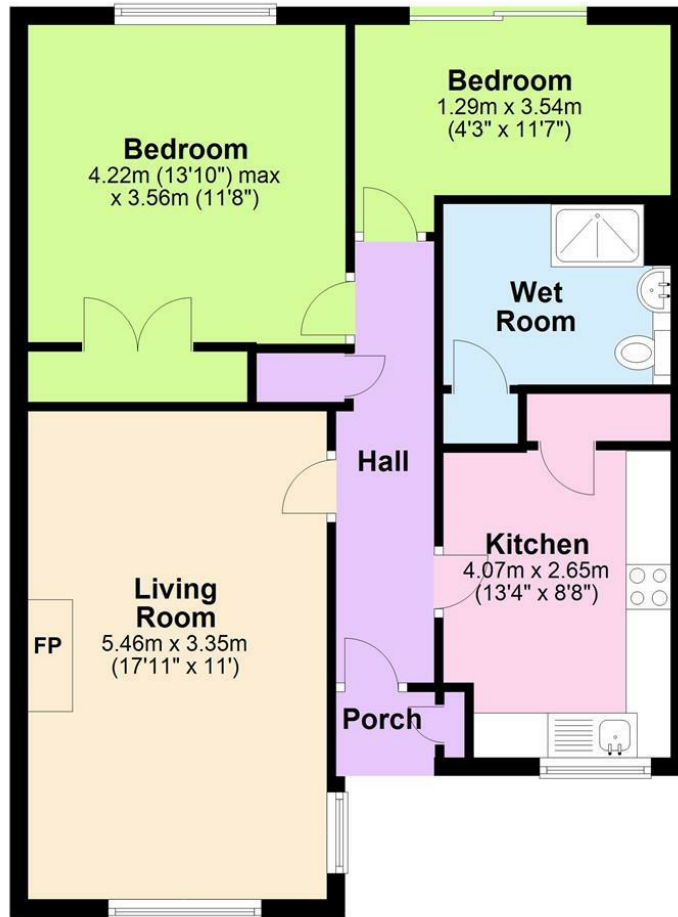
The service charge is £195 pcm and the Lease is for 125 years with effect from 1992

There is an age restriction to people over the age of 60 and is managed by Longhurst Housing Association who require an interview with any prospective purchaser, Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by L&H Homes.

There is a communal lounge with a Scheme Manager, there are a variety of activities available to include Coffee mornings, Bingo, Teas and Light Bites, weekly hairdresser and fitted kitchen and laundry room.



**Ground Floor**  
Approx. 64.3 sq. metres (691.6 sq. feet)



Total area: approx. 64.3 sq. metres (691.6 sq. feet)



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>73</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

**ROYSTON & LUND**