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9 Marlborough Court

West Bridgford | NG2 6BY | Asking Price £275,000 - £300,000

ROYSTON  
& LUND

- Ground Floor Two Bedroom Apartment
- Short Walk From Numerous Amenities
- \*\*NO CHAIN\*\*
- Over 60s Development
- EPC Rating - C
- Beautiful Patio Overlooking The Tennis Courts
- Communal Off Street Parking
- Communal Lounge
- Excellent Transport Links
- Leasehold - Council Tax Band - B





**\*\*NO CHAIN\*\***

A two bedroom GROUND floor, retirement apartment suitable for the over 60's in this purpose built development which is conveniently placed in West Bridgford Town Centre and within access of Nottingham City Centre via public transport. The property has double glazing and gas central heating and a monitored emergency call system.

The residents have the use of a communal lounge with kitchen facilities, guest room, lifts, laundry room and communal maintained gardens. In brief the accommodation comprises: entrance hall, lounge diner, fitted kitchen, two bedrooms, a shower room and large terrace with southerly aspect overlooking the tennis Courts. There are communal gardens and ample parking. Offered for sale with no upward chain an early viewing is highly recommended.

Length Of Lease: 125 years

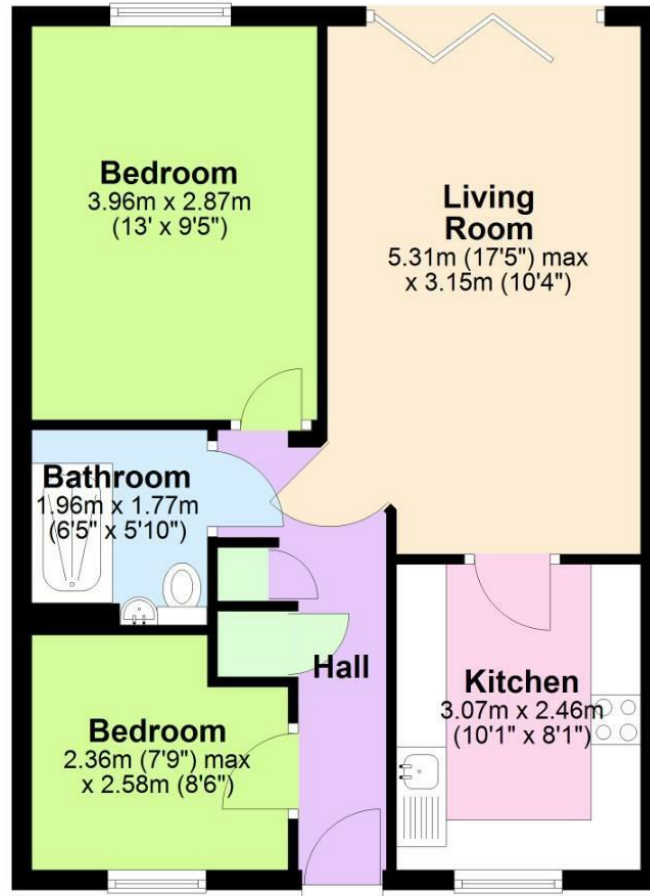
Years Left: 93 years

Service Charge: £236.5 P/M



## Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 51.8 sq. metres (557.9 sq. feet)



## EPC

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 76                      | 78        |
| (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 (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | 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.

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