

Rex Gooding



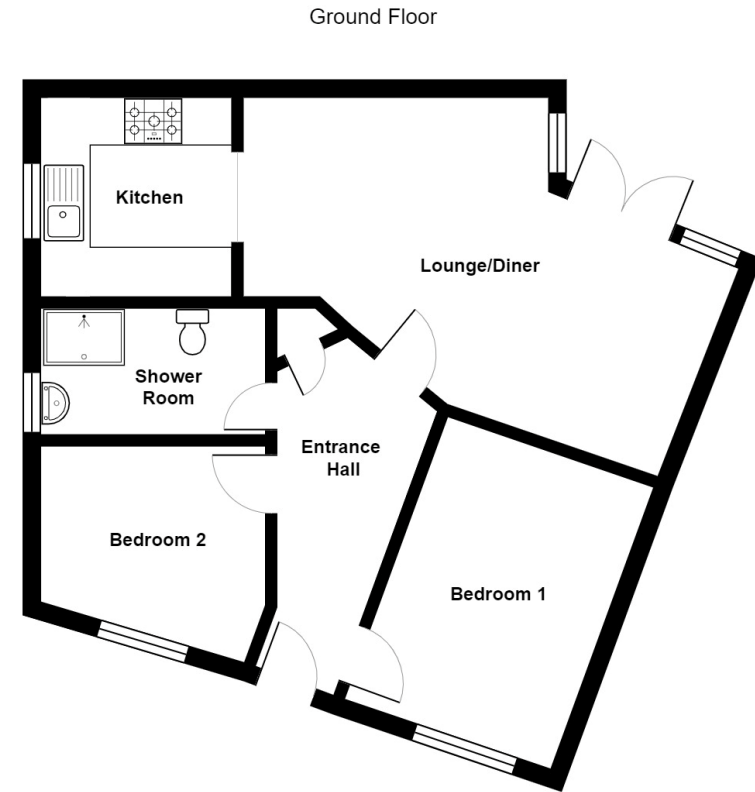
56 Marlborough Court, West Bridgford, NG2 6BY Guide Price: £295,000

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Occupying a lovely corner plot is this larger than average two-bedroom bungalow which has been updated and modernised by the current owner. The property has a lovely semi-open plan modern kitchen onto a lounge diner with French doors onto a sunny courtyard garden that enjoys lovely views across the immaculately maintained communal gardens. There are two bedrooms both with fitted wardrobes and a modern shower room. Marlborough Court is ideally located a short walk from Central Avenue and one of West Bridgford's most sought after retirement developments for over 60's. The property is leasehold with double glazing, gas central heating and a monitored emergency call system. The residents have the use of a communal lounge with kitchen facilities, guest room for relations and friends to stay overnight (for a small charge), lifts, laundry room and communal maintained gardens. Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

Accommodation & Amenities

- Lovely Corner Plot with Larger than Average Footprint
- Fabulous Semi Open Plan Living & Dining Accommodation to the Rear
- French Doors off Living Accommodation onto Beautiful Courtyard & Communal Gardens
- Two Bedrooms & Shower Room
- Ideal Location for Regular Buses
- Short Walk to Central Avenue/Melton Road Shops
- Retirement Development Over 60's
- Monitored Emergency Call System
- Communal Lounge with Kitchen Facilities
- Guest Room for Overnight Stays
- Laundry Room & Communal Gardens
- Off Road Permit Car Parking
- Leasehold 125 Years Granted 03/08/2001
- Service Charge £210 a Month
- Council Tax Band B
- EPC Rating C



Total Area: 58.5 m² ... 629 ft²

All measurements are approximate and for display purposes only













