



1 Bridge Green Walk, Bridge Green, NG8 6GE

£115,000



Marriotts



1 Bridge Green Walk

Bridge Green, NG8 6GE

- Larger-than-average former warden's bungalow in this exclusive over-60s retirement development
- Two generous bedrooms. Bright lounge with patio doors to the communal gardens
- Peaceful yet convenient location
- Fantastic refurbishment opportunity with spacious, reconfigured layout
- Kitchen and shower room. Unallocated parking.
- No Upward Chain

Spacious Two-Bedroom Retirement Bungalow with Excellent Potential and with No Upward Chain!

Offered to the market within the popular Bridge Green over-60s retirement development, this larger-than-average former warden's bungalow presents an exciting opportunity for buyers looking to create a home tailored to their own taste and requirements. The property has been thoughtfully reconfigured to provide a more spacious layout than the standard design. Whilst requiring full refurbishment, it represents a fantastic opportunity to modernise and add value.

The accommodation comprises an entrance hall leading to the kitchen, a bright and spacious lounge with patio doors opening directly onto the communal gardens, an inner hallway, two well-proportioned bedrooms, and a shower room. Externally, residents benefit from unallocated parking surrounding the attractive central green, together with access to the development's communal residents' lounge, providing a welcoming space to socialise and enjoy the friendly community atmosphere.

Bridge Green offers independent retirement living in a peaceful setting, while remaining conveniently located close to local amenities and transport links.

£115,000



Overview

The Bridge Green development is designed for independent retirement living, specifically for the over 60's and consists of a set of six small courtyards grouped around a central green and pavilion with a residents' community building providing a lounge, laundry, guest facilities and regular activities. And each bungalow is connected to the community alarm service, with pull cords located throughout each property.

Entrance hall

Composite front doors gives access to the inner hallway which has a radiator, wall mounted RCD board and the assistance pull cord panel.

Kitchen

Fitted units, wall mounted central heating boiler, radiator and serving hatch to the lounge.



Lounge

UPVC patio doors to the garden, UPVC window to the side, wall mounted heating thermostat controls and radiator.

Shower room

The shower room has fully tiled walls and vinyl floor. There is a walk in shower cubicle with electric shower, wash hand basin and toilet. UPVC window to the front and radiator,

Bedroom 1

UPVC double glazed window to the rear, radiator and loft access

Bedroom 2

UPVC double glazed window to the front, radiator and two full height storage cupboards.

Outside

To the rear there is a paved patio area with an outdoor tap. Communally maintained grounds and lawns surround the property.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: 14/05/1998

SERVICE CHARGE and GROUND RENT: £279.33 PCM - to be reviewed on:

COUNCIL TAX: Nottingham - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

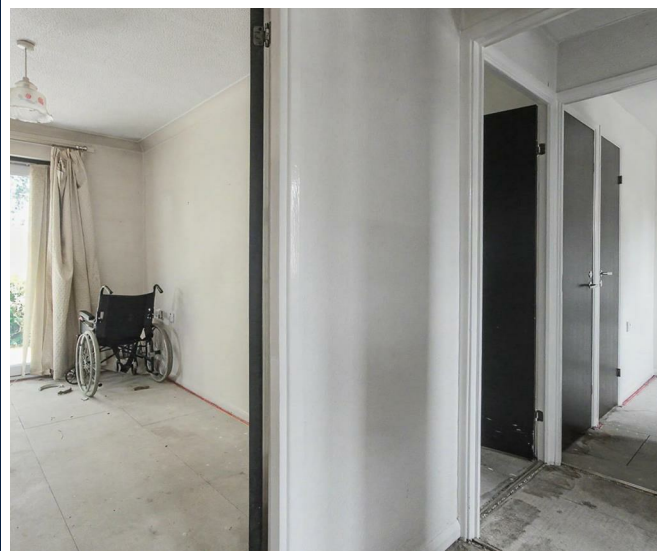
UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British Gas

MAINS ELECTRICITY PROVIDER: Eon next

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent







WATER METER: Yes, communal. Waters rates are included in the service charge payments.

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Level access

OTHER INFORMATION:

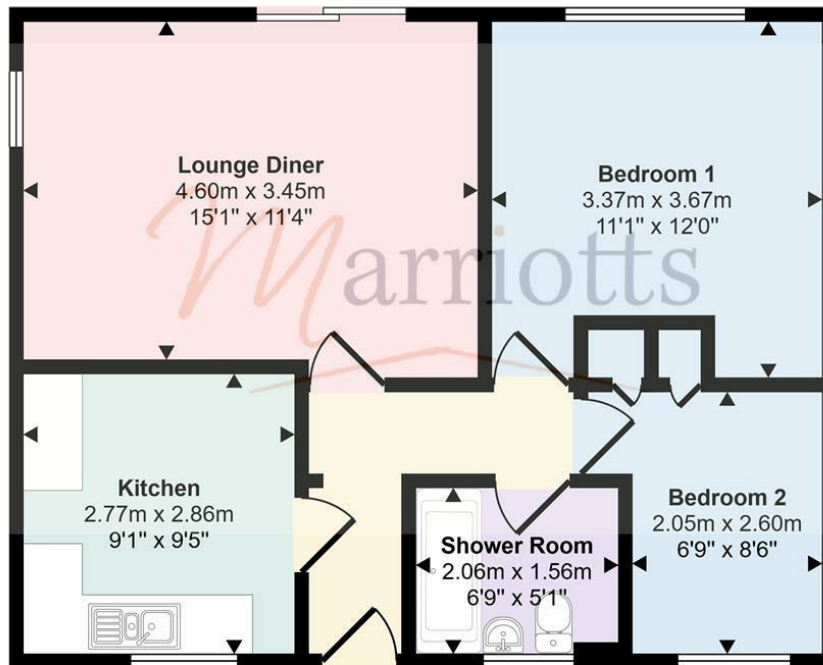
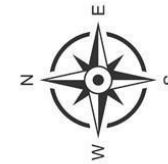
- To purchase a property in this development you must be over 60 years of age.

The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only. Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





Approx Gross Internal Area
53 sq m / 568 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

70

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Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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