

28 Brookdale Court, Sherwood, NG5 3GD

£185,000

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Marriotts



28 Brookdale Court
Sherwood, NG5 3GD

- Retirement bungalow for over 60's
- Lounge diner & conservatory
- Two double bedrooms
- Great location for transport links
- Modern kitchen + built in oven & hob
- Modern shower room

EXTENDED LEASE!! Two bedroom terraced bungalow forming part of a very popular development for the over 60's, with well-maintained communal grounds and residents parking. Made up of a quiet cul-de-sac of bungalows and maisonettes, Brookdale Court is in a great location for access to the surrounding areas including Daybrook, Arnold & Sherwood, with plenty of main road and public transport links. This is a great opportunity for retirees who want independent, single level living with easy access to amenities. Importantly, the lease has recently been extended to 109 years.





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Overview

The front entrance porch has a handy storage cupboard, leading through to the main lounge diner, with free standing electric stove, an electric radiator and access to the inner hallway and kitchen. The modern kitchen includes integrated oven and hob and leads through to the UPVC double glazed and heated conservatory, overlooking the maintained communal gardens.

There are two double double bedrooms, both with brand new carpets, the main bedroom having a range of free-standing wardrobes, and the modern shower room has a large walk-in cubicle with mains fed shower.

Outside, residents benefit from maintained communal gardens and resident's parking.

Each property benefits from a 24hr pull-cord emergency care line system and have the use of a communal laundry room and social lounge which hosts regular events.

Entrance Porch

With UPVC double-glazed front entrance door, storage cupboard housing the RCD board and electric smart meter and secondary door through to the lounge diner.

Lounge Diner

UPVC double-glazed front window, free-standing coal-effect electric stove, electric radiator and doors to the inner hallway and kitchen.

Kitchen
A range of wall and base units with granite effect worktops, inset stainless steel sink unit and a drainer and tiled splashbacks. Appliances consist of an integrated electric oven, microwave, four-ring halogen hob with filter hood and an integrated fridge freezer. Plumbing for a washing machine, tiled floor, UPVC double-glazed window and door through to the conservatory.

Conservatory
Being UPVC double-glazed with polycarbonate roof, electric storage heater, tiled floor and single door leading out to the communal gardens.

Inner Hallway
With loft access and doors to both bedrooms and bathroom.

Bedroom 1
Free-standing 5-door wardrobe, newly fitted carpet, UPVC double-glazed rear window and airing cupboard.

Bedroom 2
With an electric storage heater, newly fitted carpet and UPVC double-glazed front window.

Shower Room
With fully tiled walls, the suite consists of a large shower cubicle with chrome mains shower, wash basin with vanity surround and concealed dual-flush toilet. Tiled floor, LED downlights, extractor fan and chrome ladder towel rail.

Outside
Brookdale Court is located in a cul-de-sac position off Ribblesdale Road with residents' parking and communal maintained grounds around the development.

Material Information
TENURE: Leasehold
LEASE DETAILS: Length term: 109 years From: 2026
GROUND RENT: £ - to be reviewed on: .....
SERVICE CHARGE: £2862.24 pa
COUNCIL TAX: Nottingham City - Band B
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: not known
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: n/a
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.





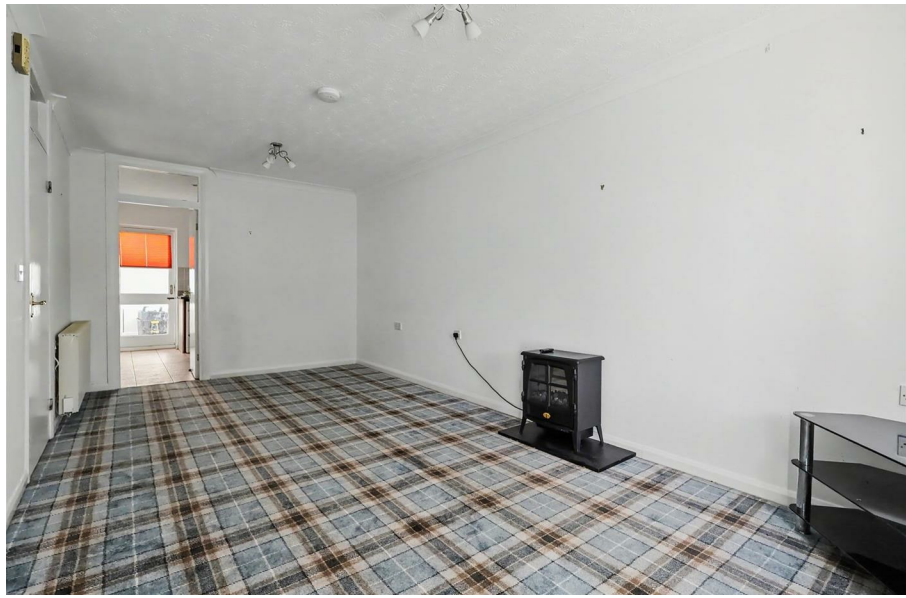






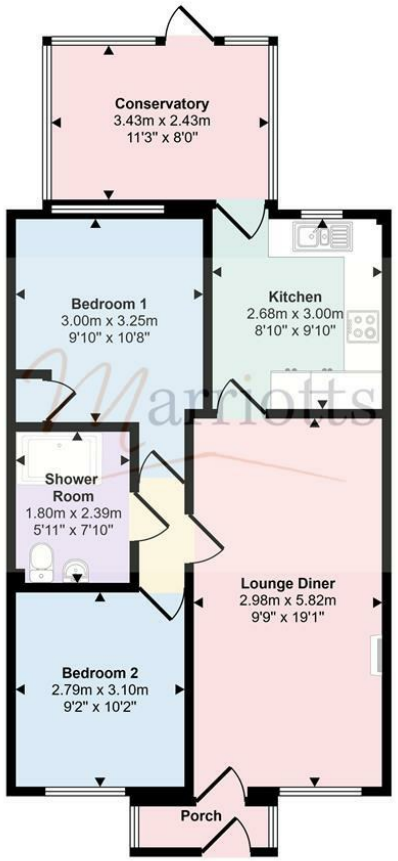
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access

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.




Hotpoint

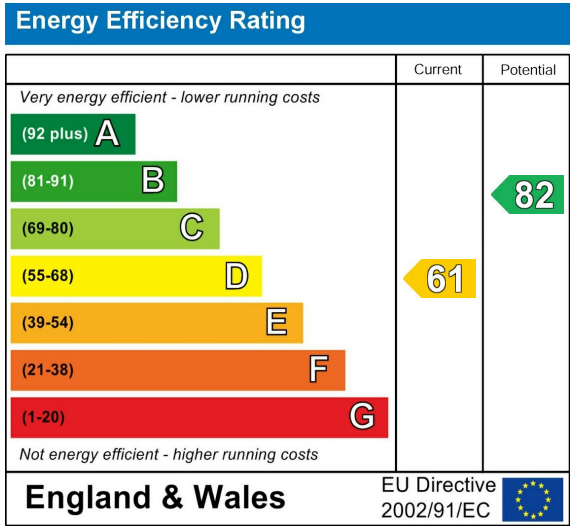
Approx Gross Internal Area
64 sq m / 690 sq ft



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.





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.
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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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