



7 Jasmine Close, Bridge Green, Strelley, NG8 6GG

£125,000



Marriotts



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- Retirement bungalow
- Quality modern shower room
- Modern kitchen
- Two bedrooms
- On site community centre
- NO UPWARD CHAIN

An immaculate & modernised two bedroom bungalow located within the very popular Bridge Green retirement development for the over 60's. On site community centre, residents parking and very convenient for local shopping facilities including an Asda Supermarket next door!

£125,000



Overview

Accommodation consists of an entrance hall with composite front entrance door, two bedrooms, modern good quality shower room, lounge with sliding patio door and modern fitted kitchen. UPVC double glazing, gas central heating with Worcester Bosch combination gas boiler and for sale with NO UPWARD CHAIN!!

The Bridge Green development is specifically for the over 60's and consists of a set of six small courtyards grouped around a central green and pavilion with residents community building providing lounge, laundry and guest facilities. And each bungalow is connected to the community alarm service, with pull cords located throughout each property. Bridge Green is also in a great location for shopping facilities, with ample shops and local retailers close by, and an Asda supermarket literally next door. To fully appreciate the development and what it has to offer, viewing is a must.



Entrance Hall

With double glazed composite front entrance door, radiator, loft access, emergency pull cord, shelved cloaks cupboard, doors to both bedrooms & shower room & glazed panel door through to the lounge.

Lounge

With UPVC double glazed sliding patio door leading out to the rear patio. Radiator, TV aerial point, telephone point, emergency pull cord and door through to the kitchen.

Kitchen

A range of wall and base units with soft close doors and drawers and wooden effect worktops with inset one and a half bowl stainless steel sink unit and drainer with tiled splashbacks. Electric cooker point, plumbing for washing machine, tiled floor and UPVC double glazed rear window. Wall mounted electric fan heater and cupboard housing the modern WorcesterBosch combination gas boiler.

Bedroom 1

Built-in wardrobes with sliding doors, UPVC double glazed window, radiator, TV aerial point and emergency pull cord.

Bedroom 2

UPVC double glazed window, radiator and emergency pull cord.

Shower Room

A modern suite consisting of full length walk-in shower with both internal and external fitted folding shower seats, glass screen partition and electric shower. Push button toilet and pedestal washbasin with matching tiled splashback surround. Slate coloured floor tiling, radiator, extractor fan and emergency pull cord.

Outside

There is a small established front garden. To the rear is a paved patio enclosed with low trellis type fencing. There are also communal gardens in front of the property and large main green adjacent to the community centre.

Useful Information

TENURE: Leasehold

LEASE DETAILS: 125 Years granted 01/10/1998

QUALIFYING AGE: 60 and over







SERVICE CHARGE: £200.00 pcm*

COUNCIL TAX: Nottingham City Council - Band B

OTHER INFORMATION:

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

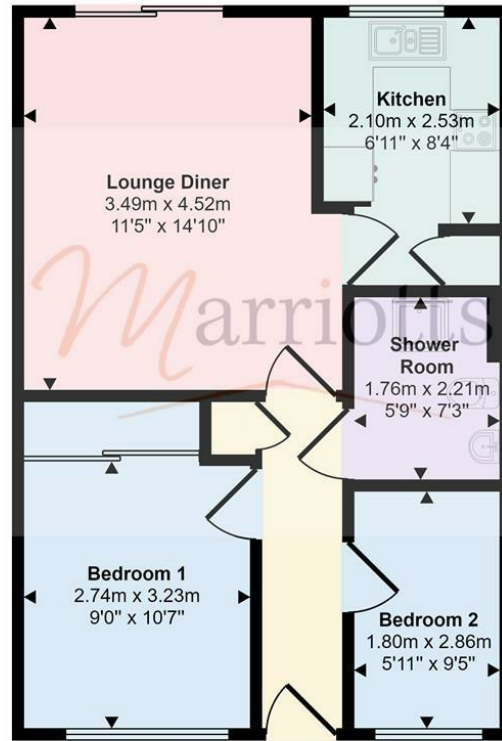
The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.

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.





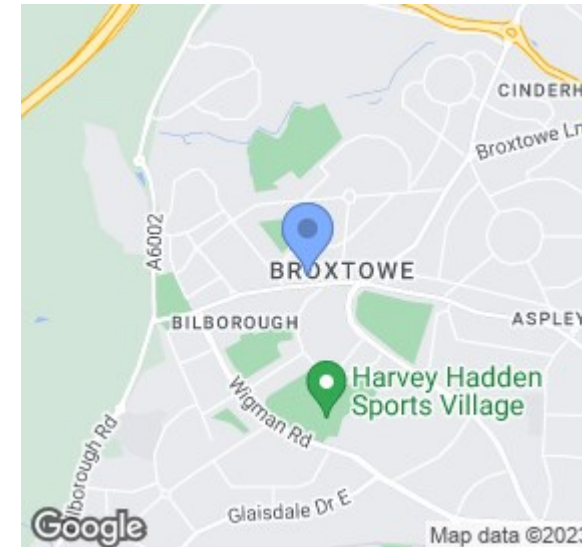
Approx Gross Internal Area
50 sq m / 537 sq ft



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		89
(81-91) B		
(69-80) C	69	
(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



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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