



9 Honeysuckle Close, Bridge Green, Strelley, NG8 6GF

£125,000



Marriotts



# 9 Honeysuckle Close Bridge Green, Strelley, NG8 6GF

- Independent retirement living for over 60's
- Modern kitchen and bathroom
- Residents parking
- 2 bedroom bungalow
- Spacious lounge with patio door onto the garden
- No upward chain

The Bridge Green development is designed for independent retirement living, specifically for the over 60's. Consisting of a set of six small courtyards, grouped around a central green and pavilion. A residents' community building offers a lounge, laundry, guest facilities and regular activities. Each bungalow is connected to the community alarm service, with pull cords located throughout each property. This spacious bungalow comprises of 2 bedrooms, modern shower room and kitchen, and a spacious lounge with patio doors leading to the garden.



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## Entrance hall

From the double glazed front door, the entrance hall gives access to all rooms. It is carpeted, with radiator, wall mounted RCD board, assistance pull cord panel, loft access and a full height storage cupboard.

## Lounge

The spacious lounge has patio doors with fitted shutter blinds and opens onto the garden. The room is carpeted, with radiator and wall mounted digital thermostat controls. A door leads into the kitchen.

## Kitchen

The fitted kitchen has wall and floor cabinets, worktop and tiled splash backs. Stainless steel sink/drainer with mixer tap, fitted electric oven, ceramic hob and stainless steel extractor hood over. There is space for a washing machine, dishwasher and under counter fridge. A full height storage cupboard houses the combination boiler, there is an extractor fan, tiled floor and UPVC window to the rear.

### Bedroom 1

With fitted wardrobes, radiator, carpet and UPVC window to the front.

### Bedroom 2

The second bedroom has been fitted with additional kitchen cabinets and worktop, and used as a utility area. These can be removed to convert back to a useable bedroom if required. There is carpet, radiator and UPVC window to the front.

### Shower room

Fitted with a walk in shower cubicle, with mains shower and fitted glass screen, vanity wash hand basin with storage under and mixer tap, toilet with duel flush, heated towel rail and extractor fan.

### Outside

To the rear, there is a communal paved patio, manual sun canopy, outdoor tap and lighting. Communally maintained grounds and lawns surround the property.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 1998

SERVICE CHARGE: £244.05 pcm

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: British gas

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: unknown

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 to front and rear

**OTHER INFORMATION:**

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

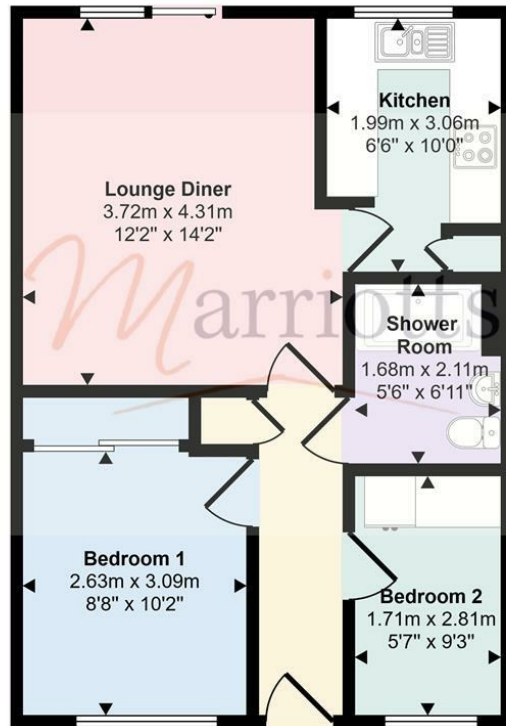
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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  
46 sq m / 492 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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