



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

£125,000

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3 Honeysuckle Close Bridge Green, Strelley, NG8 6GF

- Independent retirement living, specifically for the over 60's
- Modern fitted kitchen and bathroom
- Gas central heating and double glazing
- Two bedrooms, master bedroom with fitted wardrobes
- Rear garden with patio area
- Well presented throughout

Independent retirement living, specifically for the over 60's . The peaceful site has a central green and pavilion with a residents' community building. The property is modern and ready to move into. Providing 2 bedrooms, master with fitted wardrobes, lounge with space for a dining table, fitted kitchen and shower room. The rear garden has a patio area.

£125,000



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.

The property has two bedrooms, the master bedroom features fitted wardrobes, providing ample storage space. There is an inviting lounge offers enough room for a dining table. Fitted kitchen and modern shower room. Outside, the rear garden presents a lovely patio area, ideal for enjoying the fresh.

This property not only offers a comfortable living environment but also a supportive community, making it an excellent choice for those looking to embrace a fulfilling retirement lifestyle. With its modern amenities and serene surroundings, this bungalow is a wonderful opportunity for anyone seeking a new chapter in their life.



Entrance Hall

Composite door leads into the hallway with wood effect laminate flooring, radiator, pull cord, storage cupboard and doors leading to all other rooms.

Living Room

The spacious lounge has room for seating and dining, a wood effect laminate floor, a radiator, UPVC patio doors into the garden and an internal door into the kitchen.

Kitchen

Having a range of white panelled wall & base units one of which houses the boiler, worktop, ceramic double bowl sink, space for separate fridge & freezer, plumbing for washing machine, fitted electric oven and gas hob. There is also a useful storage cupboard.

Bedroom 1

With radiator, wood effect laminate flooring, UPVC window to the front and fitted wardrobes with sliding glass doors.

Bedroom 2

With radiator, wood effect laminate flooring & UPVC window to the front.

Shower Room

There are modern fitted units providing plenty of storage, wc and sink with mixer tap. The separate corner shower cubicle has a sliding glass door and electric shower.

Outside

The rear garden has a paved & gravel area with mature shrubs, and there is also a outside tap. Communally maintained gardens are beyond and to the front of the property.

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years with 100 years remaining

GROUND RENT & SERVICE CHARGE: £244.05 per month - to be reviewed

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: low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: Kitchen cupboard
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: no
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:
OTHER INFORMATION:
- To purchase a property in this development you must be over 60 years of age.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(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.
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