



8 Rosemary Close, Bridge Green, Strelley, NG8 6GL  
Offers In The Region Of £110,000

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*Marriotts*



# 8 Rosemary Close Bridge Green, Strelley, NG8 6GL

- Retirement bungalow for the over 60's
- 'L' shaped lounge diner
- Residents Parking
- Two bedrooms
- Asda supermarket next door
- NO UPWARD CHAIN

A two bedroom bungalow situated within the sought after Bridge Green retirement development for the over 60's, with residents parking and an Asda supermarket next door! Modern wet room, kitchen & 'L' shaped lounge diner. Double glazing and central heating with a recently replaced Vaillant combination boiler!

**Offers In The Region Of £110,000**



## 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.

## Hallway

With modern composite front entrance door, radiator and loft access.

## Lounge

L-shaped lounge with two ceiling light points, radiator, UPVC double-glazed side window and UPVC double-glazed sliding patio door leading out to the rear patio. There is also a built-in store cupboard, an emergency pull cord and two separate TV aerial points.



### Kitchen

A range of wall and base units with granite style worktops incorporating a stainless steel sink unit and drainer with tiled splashbacks. Space for fridge freezer and double glazed side window.

### Bedroom 1

Double glazed window, radiator, telephone extension point and emergency pull cord.

### Bedroom 2

Double glazed window and radiator.

### Wet Room

Fully tiled walls, electric shower with floor drain and shower curtain along with pedestal washbasin and push button toilet. Extractor fan, radiator and emergency pull cord.

### Outside

There is a small established frontage. To the rear is a small paved patio with gravelled area and flower beds which leads out onto the corner of the communal lawned grounds with mature trees and fenced perimeter.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 10/08/2000

GROUND RENT: £0.00 - to be reviewed on: .....

SERVICE CHARGE: £244.05 PCM - to be reviewed on: .....

COUNCIL TAX: Nottingham City - Band A

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: lounge cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent





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**MAINS SEWERAGE PROVIDER:** Severn Trent

**WATER METER:**

**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:**

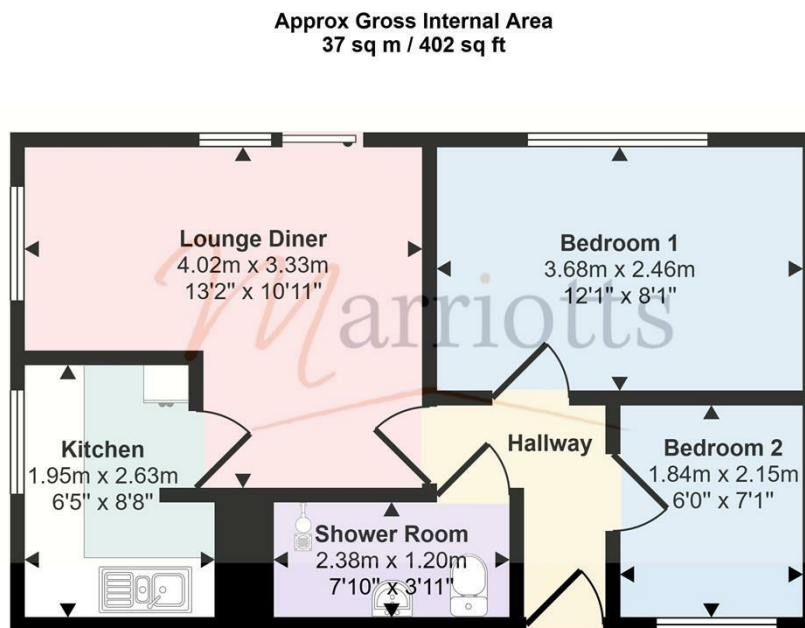
- To purchase a property in this development you must be over 60 years of age.

\*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.







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>		
(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).