



1 Jasmine Close, Bridge Green, NG8 6GG

£125,000



Marriotts







# 1 Jasmine Close Bridge Green, NG8 6GG

- Independent retirement living, specifically for the over 60's
- Spacious lounge with room for a dining table
- No upward chain
- Two bedrooms with fitted wardrobes
- Fitted kitchen and shower room

Nestled in the tranquil Bridge Green development specifically tailored for those aged 60 and over, this end terrace bungalow offers a delightful opportunity for independent retirement living. Thoughtfully designed around six small courtyards that encircle a central green and pavilion, fostering a strong sense of community among residents.

The property comprises two well-proportioned bedrooms, a neutral shower room, a spacious generous lounge with patio doors that open directly onto a garden and a well-equipped kitchen. With the benefit from the community alarm service, ensuring peace of mind with pull cords conveniently located throughout the property.



£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.

## Entrance hall

Double glazed front door leads into the hallway which has laminate flooring, radiator and wall mounted RCD board.

## Kitchen

A Constantine door leads from the hallway to the kitchen which is fitted with a range of wall and floor cabinets, worktop, mosaic tile splash back, duel bowl stainless steel sink/drainer with mixer tap, integrated electric oven and gas hob with extractor hood over, space for under counter fridge, freezer and washing machine, UPVC window to the front and a fixed window allowing light in from the lounge.



## Lounge

The lounge has an electric fire with hearth and surround, carpet, radiator, UPVC window to the rear and UPVC patio door into the garden.

## Bedroom 1

The inner hallway gives access to the master bedroom which has triple fitted wardrobes and fitted dressing table, carpet, radiator and UPVC window to the rear.

## Bedroom 2

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

## Shower room

The shower room has a toilet with dual flush, vanity wash hand basin with mixer tap and storage under, corner shower cubicle with glass door, electric shower and tiled walls, extractor fan, vinyl floor, radiator and a cupboard housing the central heating boiler.

## Outside

The patio looks out onto the communal gardens that surround it, there is an outside tap.

The property is accessed from the front through communal grounds.

## Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125years From: 1996

SERVICE CHARGE: £244 per calendar month

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: Shower room

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: Not know  
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.

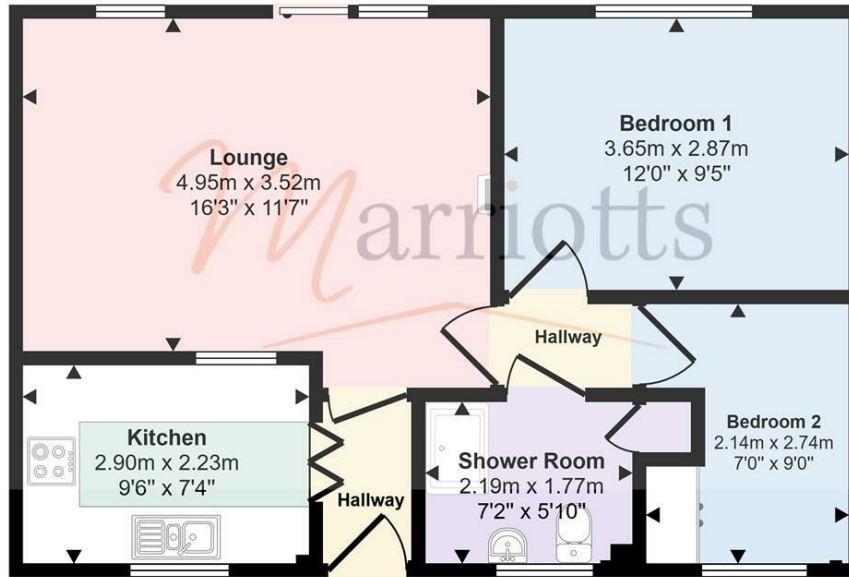
\*The lease information has been provided to Marriotts and  
to the best of our knowledge is correct. Whilst every effort  
has been made to ensure the information is up to date, this  
can be subject to change without our knowledge and we,  
therefore, provide this as a guide only.\* Full details of 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  
51 sq m / 547 sq ft



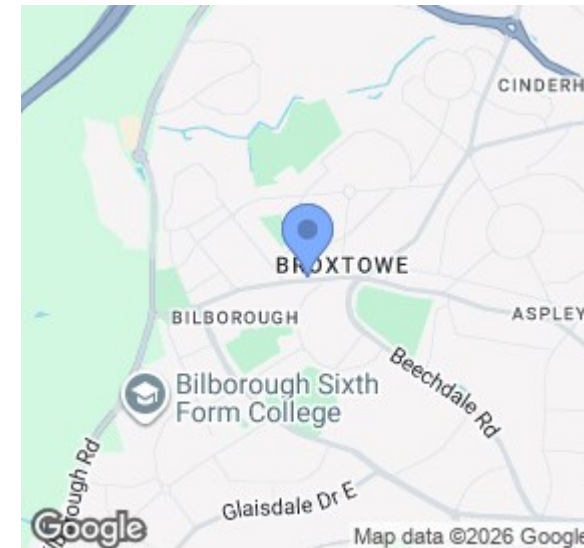
Floorplan

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>                            |                         | 76        |
| (55-68) <b>D</b>                            | 67                      |           |
| (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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.*Marriotts*.net

