



6 Rosemary Close, Bridge Green, NG8 6GL

£123,000



Marriotts







# 6 Rosemary Close Bridge Green, NG8 6GL

- Mid terrace bungalow
- Modern fitted kitchen and bathroom
- Communal Gardens
- Two bedrooms
- Living room
- NO UPWARD CHAIN

A two-bedroom mid-terraced bungalow situated in the sought after Bridge Green retirement development, with residents' parking and close to a wide selection of amenities and an Asda Supermarket next door! with a Modern fitted kitchen and bathroom, and being offered for sale with NO UPWARD CHAIN \*\* Furniture can be included in the sale.



£123,000



## Entrance Hall

with composite double-glazed front entrance door. Loft access and cloaks cupboard.

## Living Room

UPVC double-glazed front window, radiator and cupboard housing the modern Vaillant combination gas boiler.

## Bedroom 2

The current owners have informed us that a fridge freezer could be put in this room if one is required

## Shower Room

being refurbished consisting of a large cubicle with an electric modern shower and full height shower boarding, concealed cistern toilet, wash basin, with vanity drawers and matching shower boarding surround. Radiator extractor fan and UPVC double glazed window.



### Kitchen

A range of units with doors in gloss white with wood worktops and an inset stainless steel sink unit and drainer and tiled splashbacks. Integrated brushed steel trim electric oven and four ring ceramic hob and brushed steel extractor canopy, plumbing for washing machine, wall mounted electric fan heater, Extractor fan and UPVC double glazed rear window.

### Bedroom 1

Built-in part mirrored sliding door wardrobes. Radiator and UPVC double glazed sliding patio door onto the rear patio and communal gardens.

### Outside

To the rear is a paved patio which leads onto the communal lawns at the back of the development.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 125 Years granted 04/02/1994

SERVICE CHARGE: £244.05 PCM

GROUND RENT: £0.00

COUNCIL TAX: Nottingham City Council - Band

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: Living room cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: MAINS ELECTRICITY PROVIDER:

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: Level paved access to front door

### OTHER INFORMATION:

For example:











- Please note - due to the current owner's onward purchase, completion of the purchase of this property will not be able to take place prior to November 2022.
- No pets allowed at this development.
- To purchase a property in this development you must be over 60 years of age.

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

\*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.

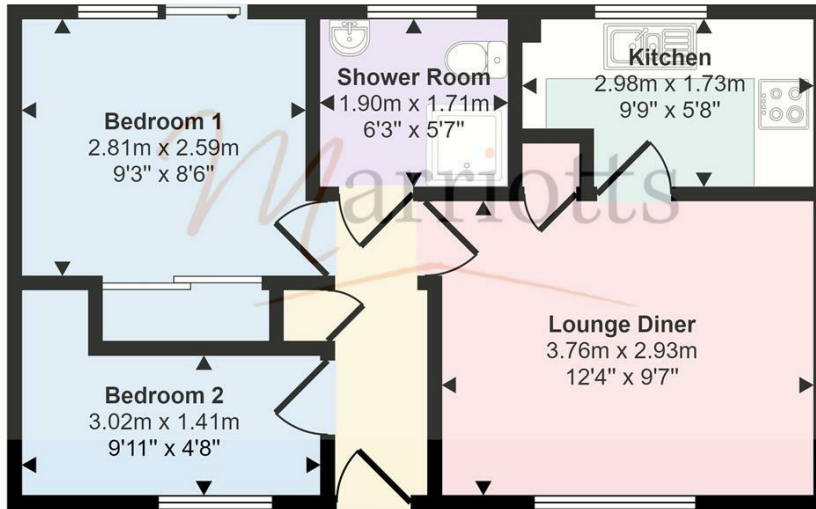








Approx Gross Internal Area  
38 sq m / 411 sq ft



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>		
(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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