



Rex Gooding

27 Marlborough Court, West Bridgford, NG2 6BY Asking Price: £225,000

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Looking for a two-bedroom apartment/retirement flat in West Bridgford with outdoor space and parking? This property offers a private balcony, gas-fired central heating and a practical layout in a well-regarded location close to local amenities.

Set within a well-established development in the popular West Bridgford area, this two-bedroom apartment/retirement flat offers a practical layout with a comfortable feel throughout. Positioned on the first floor, the property benefits from a private balcony overlooking the 3 well-kept tennis courts, making it a solid option for buyers looking for low-maintenance living in a convenient location.

The main reception room provides enough space for both seating and dining, with doors opening onto the balcony. This outdoor area works well as an extension of the living space, suitable for a small table or seating, and offers a pleasant outlook across the tennis courts. The kitchen sits separately and is arranged to make good use of the available space, with fitted units and room for everyday appliances.

There are two bedrooms, both of which are well-proportioned and flexible in use. The main bedroom comfortably accommodates a double bed, while the second bedroom suits use as a guest room, home office or additional storage if required. The bathroom is fitted with a white suite and finished in a straightforward, neutral style with an easy access wet room shower.

Outside, residents benefit from access to the tennis courts that are maintained as part of the development, offering green space without the upkeep. Resident parking is also available, adding a practical









