



**Rex Gooding**

**44 Marlborough Court, West Bridgford, NG2 6BY    Guide Price: £295,000**

Occupying a most desirable position within this extremely popular over-60s retirement development, this substantially larger than average two-bedroom apartment represents a rare opportunity for discerning buyers seeking comfort, community and convenience in equal measure.

Situated on the first floor, the apartment immediately impresses with its exceptional sense of space and light. The wider than average lounge diner enjoys a wonderful double aspect, flooding the room with natural light throughout the day, while French doors open onto a Juliet balcony that frames a charming outlook over tennis courts. It is precisely this combination of generous proportions and interesting aspect down Melton Road that sets this home apart from so many comparable properties.

The kitchen has been fitted to a contemporary standard, offering a clean and practical space that is both stylish and functional. Two bedrooms provide comfortable and flexible accommodation, complemented by a modern fitted shower room finished to an equally good standard. A west-facing Juliet balcony further enhances the apartment, catching the afternoon and evening sun whilst continuing to enjoy those pleasant views.

The development itself has been thoughtfully designed to support an independent yet connected lifestyle. Residents benefit from a wealth of communal facilities including an elegant residents' lounge with kitchen, a dedicated guest room available for visiting family and friends, a laundry room, passenger lifts, and beautifully maintained communal gardens. Security and peace of mind are assured through a monitored emergency call system and warden assistance, whilst ample communal parking ensures practicality for both residents and visitors alike.

Ideally situated for West Bridgford town centre and the well-regarded Melton Road shops, the location is as convenient as it is pleasant. The property further benefits from double glazing and gas central heating throughout.

Offered to the market with no upward chain, this is an outstanding opportunity to acquire a truly special retirement home in one of the area's most sought-after developments.

### **Accommodation & Amenities**

- Substantially larger than average two-bedroom first-floor apartment in a highly sought-after over-60s retirement development, offered with no upward chain
- Exceptionally bright and spacious lounge diner with double aspect and French doors opening onto a Juliet balcony overlooking the tennis courts and Melton Road
- Well-fitted contemporary kitchen alongside a modern shower room, both finished to a high standard throughout
- Two comfortable bedrooms, with a second west-facing Juliet balcony to enjoy afternoon and evening sun with pleasant open views
- Excellent on-site facilities including a residents' lounge, guest room, laundry, passenger lifts, landscaped gardens, monitored emergency call system and ample parking
- Ideally located for West Bridgford town centre and Melton Road shops, with double glazing and gas central heating throughout







