



44 Marlborough Court, West Bridgford, NG2 6BY

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.







