

**Rex Gooding**



**6 Kingfishers Court, West Bridgford, NG2 6QF**

**Guide Price: £240,000**

Offered to the market with no upward chain, this well-positioned two-bedroom retirement bungalow is located on this sought-after development in West Bridgford, enjoying excellent access to local amenities and public transport links.

The property has been designed with comfortable, independent living in mind. The accommodation comprises a welcoming living area and a separate fitted kitchen, equipped with an integrated oven, hob and extractor fan, along with a handy pantry providing useful additional storage. Two bedrooms with the larger offering built-in storage, while a shower room completes the internal layout.

To the rear, a pleasant south-facing patio opens onto a communal garden — a lovely spot to relax and enjoy the morning sun. A communal car park situated to the front of the development provides parking for up to four vehicles, adding a further layer of convenience.

The development is exclusively for those aged 60 and over and is managed by The Longhurst Group under an Independent Retirement Living scheme, meaning residents enjoy full independence with no care or assistance provided. A dedicated Scheme Manager is on hand, and the communal lounge serves as a real hub of activity, hosting coffee mornings, bingo, teas and light bites, a weekly hairdresser, and a shared laundry room — fostering a warm and sociable community atmosphere.

The property is held on a leasehold basis with 125 years from 1992, a monthly service charge of £275.61, an EPC rating of D and falls within Council Tax Band B.

### **Accommodation & Amenities**

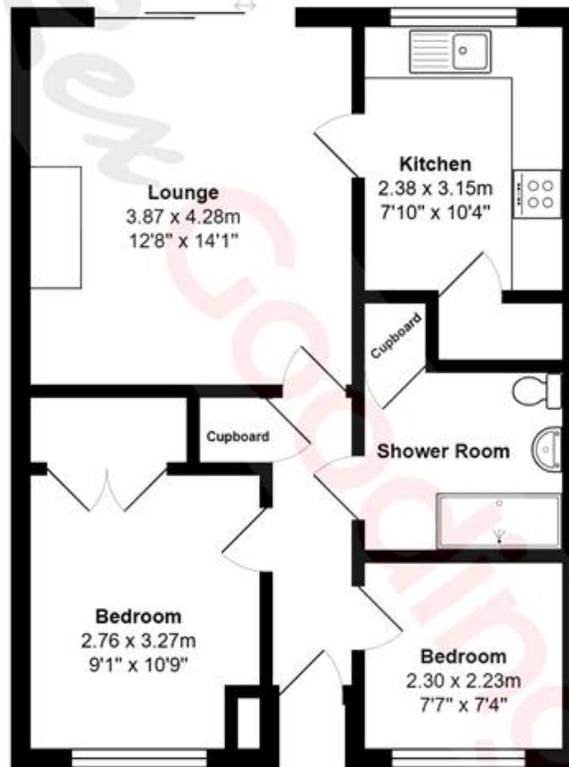
- No upward chain retirement bungalow with two bedrooms, situated on a popular West Bridgford development with excellent access to amenities and transport.
- Well-designed accommodation comprising a living area, fitted kitchen with integrated appliances and pantry storage, two bedrooms and a shower room.
- South-facing rear patio opening onto communal gardens, plus a communal car park to the front with up to four spaces.
- Exclusively for residents aged 60 and over, managed by The Longhurst Group under an Independent Retirement Living scheme with no care or assistance provided.
- A Scheme Manager is on site and a communal lounge hosts regular social activities including coffee mornings, bingo, a weekly hairdresser and a shared laundry room.
- Leasehold with 125 years from 1992, monthly service charge of £275.61, EPC rating D and Council Tax Band B.







6, Kingfishers Court, West Bridgford, NG2 6QF



Total Area: 54.4 m<sup>2</sup> ... 586 ft<sup>2</sup>

All measurements are approximate and for display purposes only