

Rex Gooding



26 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 forms part of a sought-after over-60s development in West Bridgford, enjoying excellent access to a wide range of local amenities and public transport links.

Thoughtfully designed with comfortable, independent living in mind, the accommodation is both practical and welcoming. A generous living area to the front, an ideal vantage point for a spot of people watching and keeping an eye on the day-to-day comings and goings of the development, bringing a real sense of life and connection to the wider community.

A separate fitted kitchen is well-equipped with a freestanding cooker, and extractor fan, and benefits from a useful pantry offering handy additional storage. Two bedrooms are served by a smart shower room, with the larger bedroom also benefitting from built-in storage to keep the space neat and organised.

To the rear, a private patio enjoys a wonderfully quiet and sheltered outlook, opening onto the communal garden beyond — an ideal spot to sit out and enjoy a peaceful moment away from the world. A communal car park to the front of the development provides parking for up to four vehicles, adding a further layer of everyday convenience.

The development is exclusively for those aged 60 and over and is professionally managed by Amplus under an Independent Retirement Living scheme, ensuring residents enjoy full independence with no care or assistance provided. A dedicated Scheme Manager is on hand to offer reassurance, while the communal lounge serves as the beating heart of the community — hosting regular coffee mornings, bingo, teas and light bites, alongside a shared laundry room. It is a development that genuinely fosters a warm, friendly and sociable atmosphere.

The property is held on a leasehold basis with 125 years from 1992, subject to a monthly service charge of £303.00. The EPC rating is D and the property falls within Council Tax Band B.

Accommodation & Amenities

- Offered with no upward chain, this two-bedroom over-60s retirement bungalow is ideally located on a sought-after development in West Bridgford with excellent access to local amenities and transport links.
- The living room to the front, providing a wonderful vantage point to enjoy the day-to-day comings and goings of the development.
- The fitted kitchen is well-equipped with an freestanding cooker and extractor fan, and benefits from a useful pantry providing handy additional storage.
- To the rear, a private and quiet patio opens onto the communal garden, offering a peaceful and sheltered outdoor retreat.
- Managed by Amplus under an Independent Retirement Living scheme, the development boasts a vibrant communal lounge hosting regular events, and a shared laundry room.
- The property is leasehold with 125 years from 1992, a monthly service charge of £303.00, EPC rating D and Council Tax Band B.

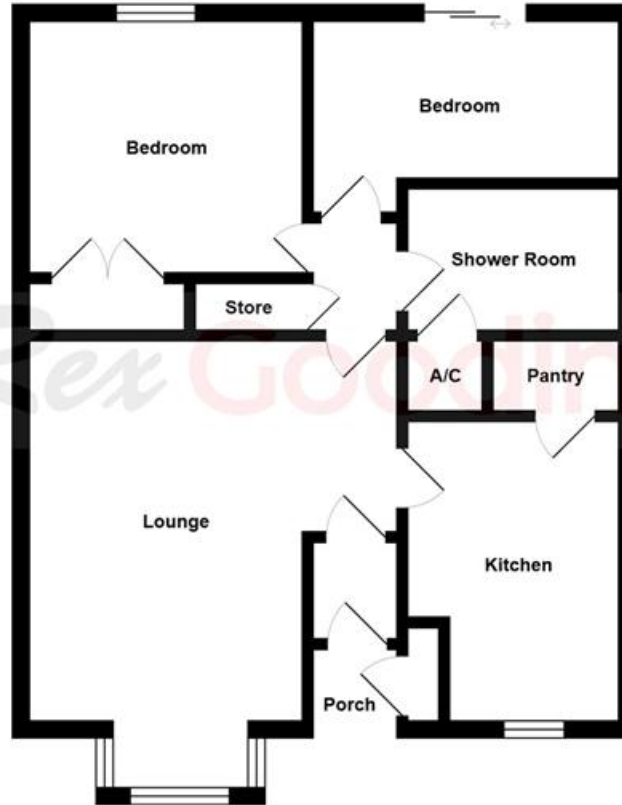








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All measurements are approximate and for display purposes only