



17 Windmill Court

Keyworth | NG12 5AX | Asking Price £150,000

**ROYSTON
& LUND**

- Close proximity to shops, village rec and church
- Contemporary Kitchen and Shower
- Bedrooms to the rear of the property
- Council Tax Band B
- EPC D
- 2 Bedrooms
- Large lounge and Patio
- Own Private Seating Patio
- Leasehold
- Off Road Parking Space





Windmill Court is positioned brilliantly to take advantage of both the Square and the shops amenities on Wolds Drive.

This two Bedroom retirement property offers a really modern, contemporary feel with a fitted Kitchen, a modern well fitted clean shower room, lounge and two good sized Bedrooms.

Bedroom 2 leads out to a little patio through an external door should you wish to enjoy some time outside in the gardens. The main bedroom is located at the back of the property and is quiet, not overlooking Selby Road.

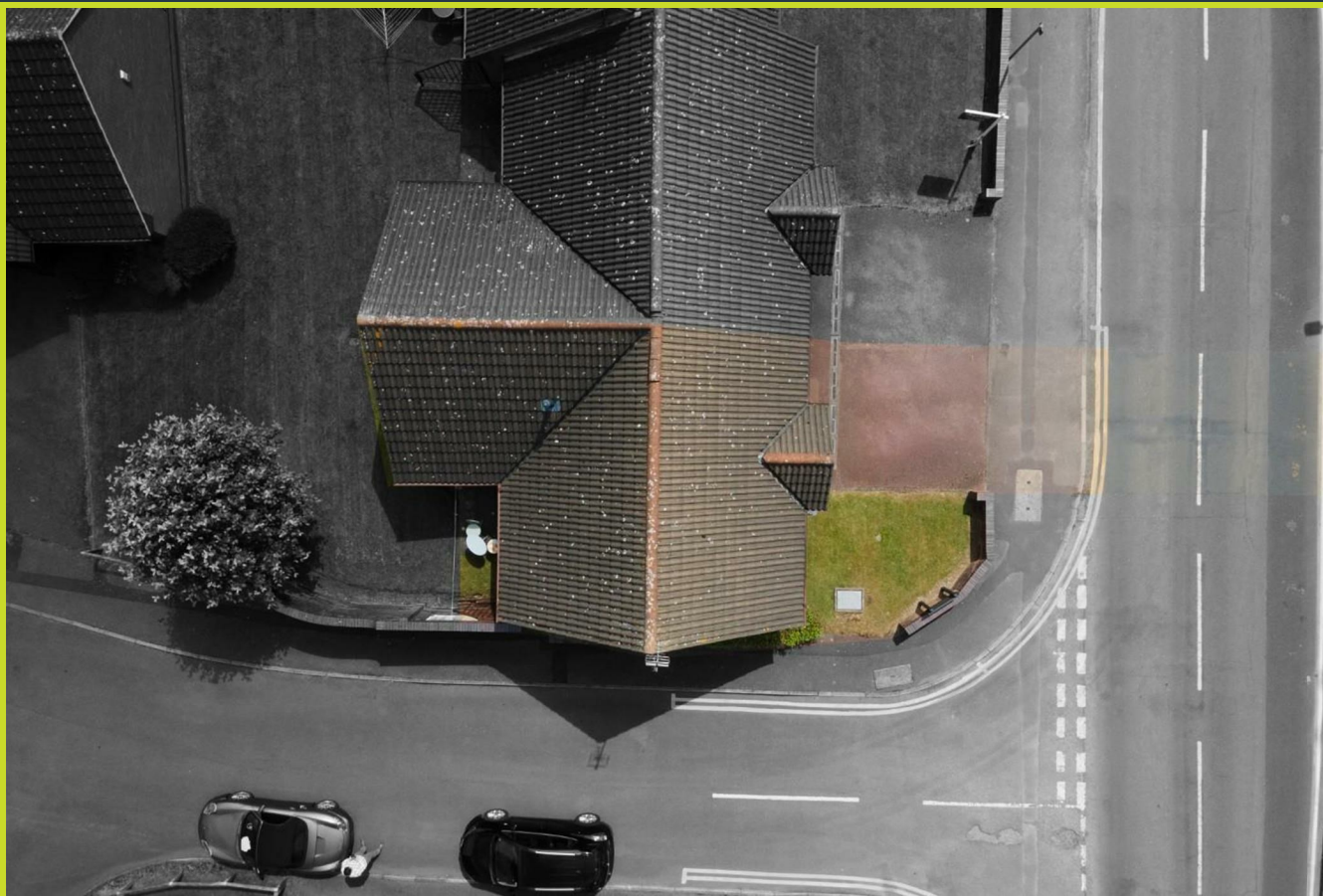
Outside there is a bin store, off road parking for one car and approximately five minutes walk to the village centre where the local GP surgery, pharmacy and Co-op are all located. The property is also located on a main bus route.

A really well appointed retirement property ready to be moved into and enjoy straight away.

Date : 21 September 1988

Term : 999 years from 29 September 1987

Rent : A peppercorn and maintenance charge circa £1498 per annum



Ground Floor
Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 47.9 sq. metres (515.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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