



Flat 4 Archer House Blind Lane

Keyworth | NG12 5SF | Offers In Excess Of £275,000

ROYSTON  
& LUND



- First Floor Duplex Apartment
- Built In Storage Throughout
- Fully Integrated Kitchen
- Located In Centre Of Keyworth Village
- EPC Rating B
- Three Bedrooms
- West Facing Juliette Balcony
- Allocated Parking
- Freehold
- Council Tax Band C





Royston and Lund are delighted to bring to the market this three bedroom first floor duplex apartment in the centre of Keyworth Village. The property is beautifully presented throughout and has all of the amenities within the village on it's doorstep and there is allocated parking behind the building. The property is accessed through a secure intercom system door and a communal stair case leading to the first floor.



Entering into the hall that benefits from built in storage, there is access into the open plan living area and stairs up to the second level where the main bedroom suite is. The open plan living room has underfloor heating, a west facing Juliette balcony and a fully integrated kitchen area that features a fridge/freezer, oven, hob, extractor fan, dishwasher and a washing machine. There are two well proportioned bedrooms and a three piece bathroom consisting of bath with shower overhead, WC and wash basin. To the second floor the main bedroom has built in wardrobes and an en-suite shower room room consisting of a shower, WC and wash basin.

There is a management charge of £653.85 per annum (paid half yearly)





EPC

Energy Efficiency Rating

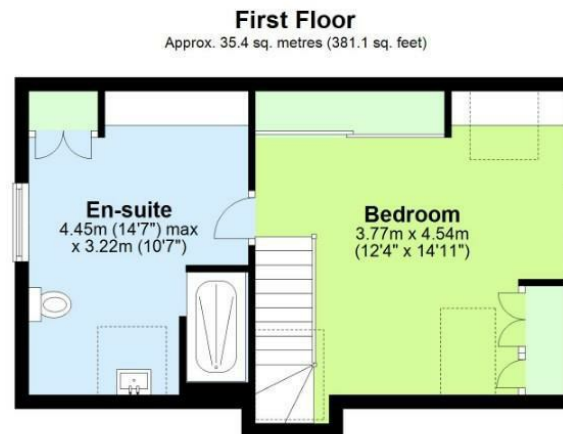
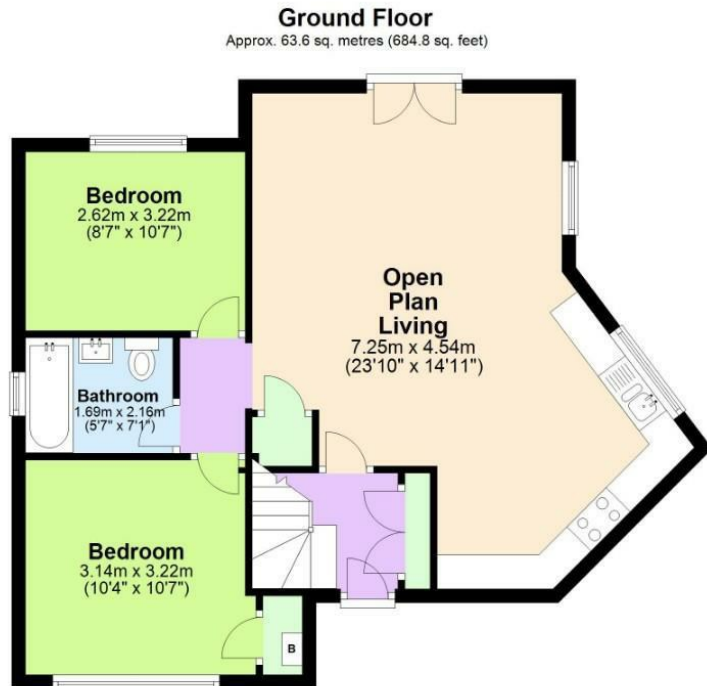
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 99.0 sq. metres (1065.9 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.

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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