



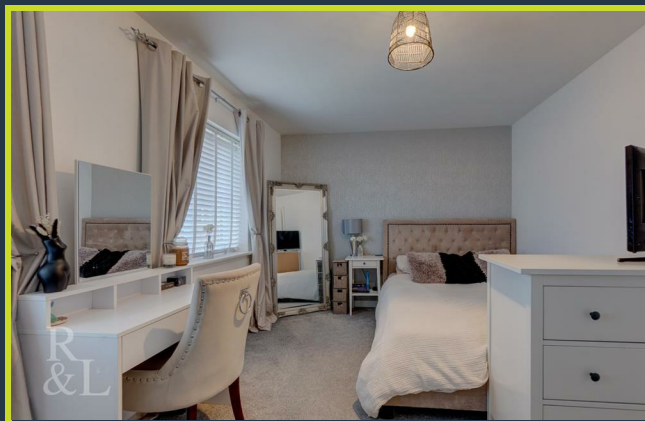
18 Orchard Drive

Cotgrave | NG12 3TP | Asking Price £235,000

ROYSTON  
& LUND



- Well Presented Two Bedroom Home
- Cul de Sac Close To Cotgrave Country Park
- Built In Storage Throughout
- Potential for 50% Shared Ownership
- EPC Rating B
- Off Street Parking For One Car
- Downstairs WC
- Ideal First Home
- Freehold - Annual Estate Charge TBC
- Council Tax Band A







Royston and Lund are delighted to bring to the market this well presented two double bedroom mid-terrace home in Cotgrave. Situated close to the Cotgrave Country Park, this home sits on a lovely little cul de sac with off street parking towards the front for one car.

Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into the kitchen, living room and stairs to the first floor. The kitchen has a range of fully integrated appliances including an oven, hob, extractor fan, fridge/freezer, washing machine and a dishwasher.

To the first floor there are two well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The front bedroom also has built in storage and there are two storage cupboards over the landing. At the rear there is an enclosed lawned garden with fenced boundaries and secure gated access for bins.

Also available as a 50% share for £117,500 assuming the shared ownership criteria for the housing association are met. If purchasing 50%, the charges are as follows;

Monthly rent - Approximately £276

Monthly Service Charge - Approximately £49

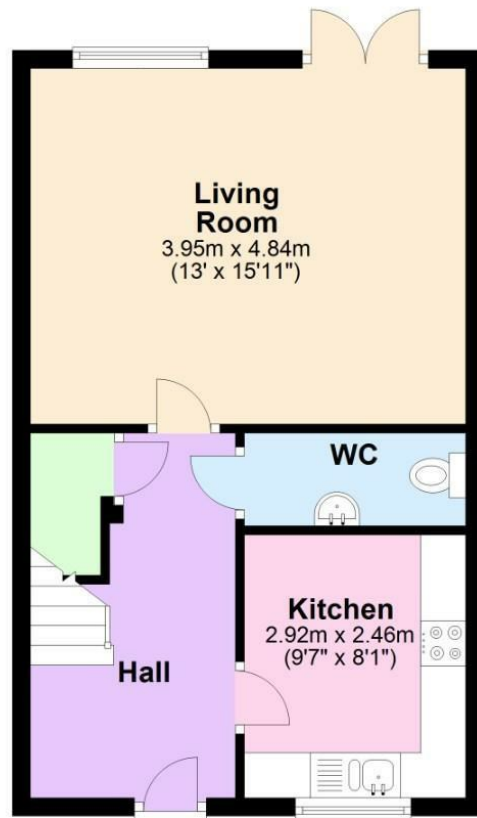
Total Monthly Charge - Approximately £325 plus mortgage required for 50% share

Annual Estate Charge: TBC



## Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



## First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 78.6 sq. metres (845.8 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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