



37 Westminster Drive

Church Gresley | DE11 9RX | Guide Price £130,000

**ROYSTON  
& LUND**

- Two Bedroom Ground Floor Apartment
- Open Plan Kitchen Diner with Integrated Appliances
- Generous Size Lounge
- Family Bathroom
- Property Comes With a Garage
- Council Tax Band - A
- Leasehold
- Ground Rent: £356.15 Per Annum
- EPC Rating - D





Guide Price £ 130,000 to £ 135,000

Royston and Lund are pleased to bring to market this well presented two bedroom ground floor apartment in Church Gresley. The property benefits from a garage and is ideally situated for access to the A50 and A42. Ideal for first time buyers or someone looking for a buy to let.



As you enter the property the bedrooms on your left offer ample space with the generous sized bathroom to your right. As you continue through the hallway you come into the open plan living area containing kitchen to your right giving the room an open plan feel.

Westminster Drive is a sought-after area known for its community spirit and convenient amenities. From local shops to beautiful parks and traditional pubs, everything you need is just a stone's throw away.

Lease Commencement Date: 20/10/2024

Ground Rent: £356.15

Service Charge: £ 136.43



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>66</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

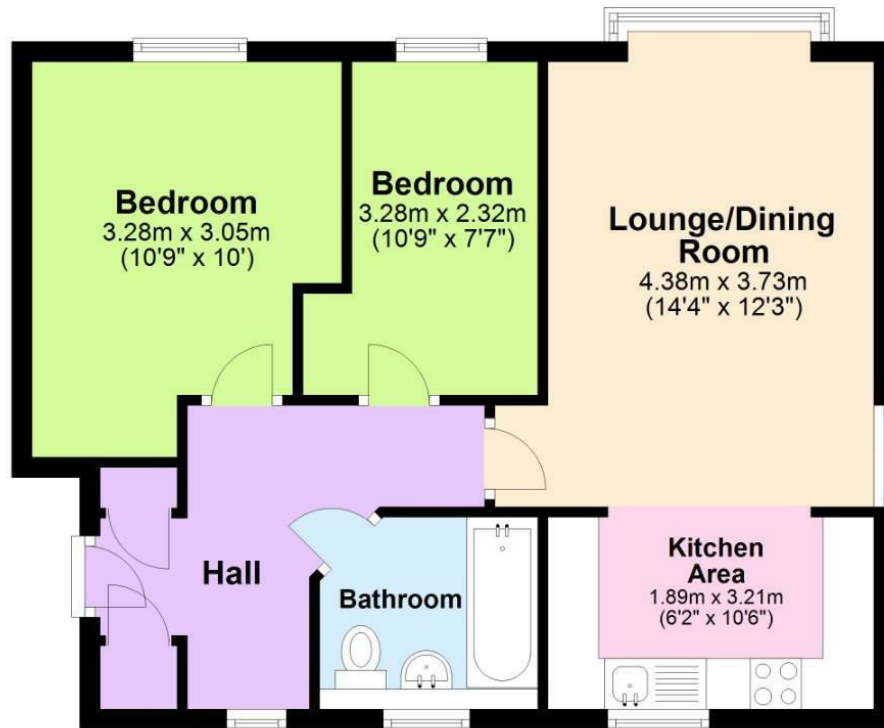
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



### Ground Floor

Approx. 51.5 sq. metres (553.8 sq. feet)



Total area: approx. 51.5 sq. metres (553.8 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.

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.

# ROYSTON & LUND