



45 Westminster Drive

Church Gresley | DE11 9RX | Offers In The Region Of £130,000

**ROYSTON
& LUND**

- Offers in the Region of £130,000
- Allocated Parking Space
- Open Plan Living With Juliette Balcony
- Two Bedrooms/Three Piece Bathroom
- EPC Rating C
- Second Floor Apartment
- Service charge £136.43 PCM
- Fitted Kitchen
- Leasehold
- Council Tax Band A





Offers in the Region of £130,000

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

The property is reached via a communal stairs case to the second floor and upon entering the property there is a hallway that benefits from ample built in storage and a wall mounted intercom system. There are two bedrooms that both have space for wardrobes and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The living area benefits from a Juliette balcony and has an opening to the kitchen area that benefits from an integrated oven, hob, extractor fan and has space for free standing appliances.

Service charge £136.43 PCM



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(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

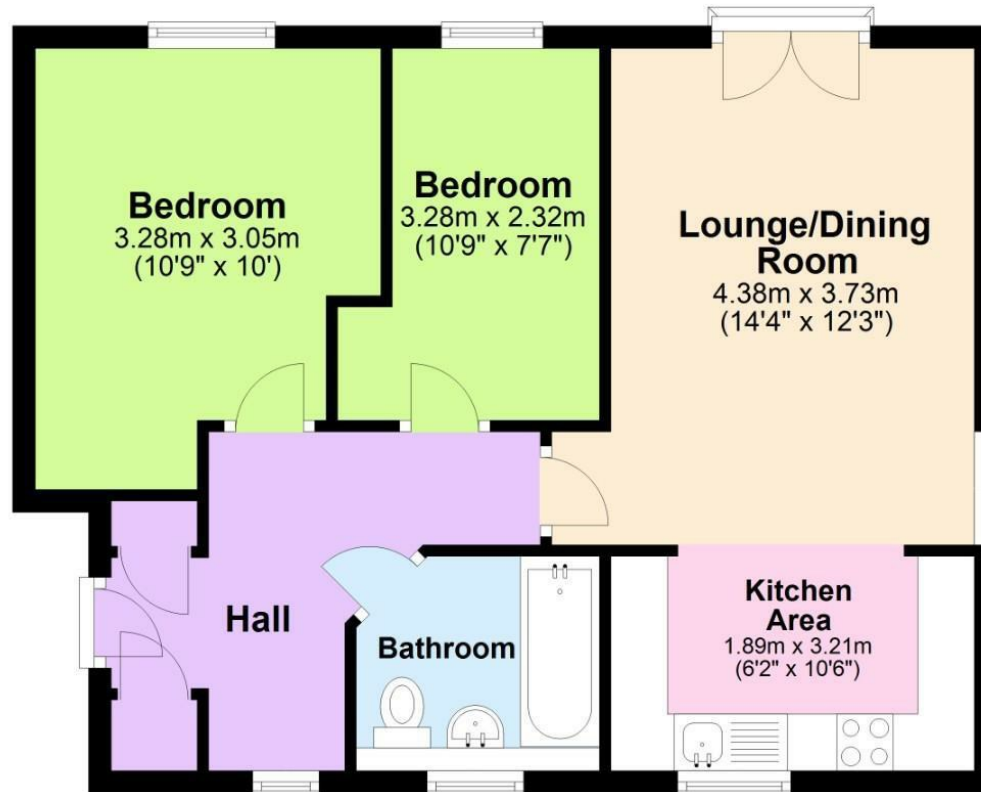
Environmental Impact (CO₂) Rating

	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

Second Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 51.2 sq. metres (550.9 sq. feet)

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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