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14a Moore Close

West Bridgford | NG2 5AY | Guide Price £160,000

ROYSTON
& LUND

- First Floor Maisonette
- Popular Location
- Close to Local Amenities
- No Service or Ground Rent Charges
- EPC Rating C
- Views Over Fields
- Great Investment or First Time Buy
- Garage Set within a Communal Block
- Council Tax Band A
- Leasehold- 942 years remaining





* No upward chain. *

Moore Close is within walking distance of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.

The property boasts an ample lounge/dining room with views of fields, a kitchen with a range of units, two bedrooms and a bathroom/WC with a three piece white suite including a WC, wash basin and a bath with an overhead shower. Outside, the property benefits from a garage set within a communal block.

Guide price £160,000- £165,000

Leasehold

Length of lease - 999 years from March 1967

No Service or Ground Rent Charges



First Floor
 Approx. 61.6 sq. metres (662.6 sq. feet)



Total area: approx. 61.6 sq. metres (662.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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