



6 Wenlock Drive

West Bridgford | NG2 6UD | Guide Price £165,000 - £185,000

ROYSTON  
& LUND

- Second Floor Apartment
- Proven Successful Rental History
- Good Location
- Set Within Purpose Built Block
- EPC Rating C
- No Chain
- Two Doubles
- Car Park To The Rear
- Leasehold
- Council Tax Band C





GUIDE PRICE £165,000 - £185,000 \*\*\*NO CHAIN\*\*\*

Royston & Lund are pleased to present this second floor apartment situated within a purpose built block. It has a proven rental history and is ideal for investors or first time buyers looking to step onto the property ladder. The amenities nearby include local shops, frequent transport links and easy access to West Bridgford.



Upon entering the apartment through the convenient porch you are greeted by the hallway which provides access to the accommodation. The lounge is a good-sized room and includes a unique 'turret' formation to the front elevation which offers the room plenty of natural light. The kitchen is fully fitted with a range of units and integrated appliances. The two bedrooms are complemented by a bathroom with a three piece white suite including a bath with an overhead shower, WC and wash basin.

Outside, to the rear there is a car park providing parking for the building.

Leasehold info:

Lease term - 150 years from 01/04/2003 (130 years remaining)

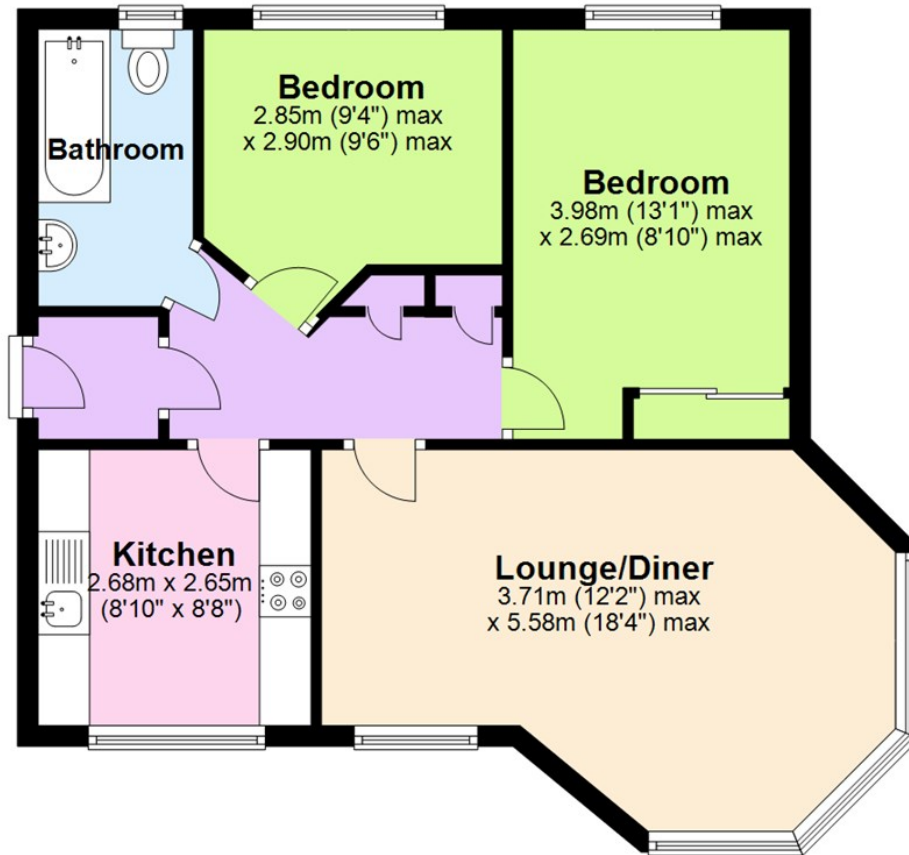
Service Charge - £947.47 PA

Ground Rent - £99 PA

\*VIDEO TOUR AVAILABLE ON REQUEST\*

## Second Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.3 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>		
(81-91) <b>B</b>	79	81
(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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**