



Apartment 5, Mundella House 54 Green Street

| NG2 2LA | Guide Price £285,000

ROYSTON
& LUND

- Art Deco Conversion - Former School
- Two Double Bedrooms
- Open Plan Living Area
- Parquet Flooring & High Ceilings
- EPC Rating C
- Ground Floor Apartment
- Four Piece Bathroom
- Fully Integrated Kitchen
- Triple Glazing
- Council Tax Band C





Guide Price- £285,000- £295,000

Royston and Lund are pleased to bring to the market this modern apartment in a period art deco building with high ceilings, original features and a unique courtyard garden. The home forms part of Meadows Green, a development by Blueprint - one of Nottingham's most innovative developers and responsible for some of the most critically heralded property developments in the region.

Situated next to the beautiful green spaces of Victoria Embankment, this home enjoys an excellent location for an active and healthy lifestyle. Riverside walks, playgrounds, running and cycling are all on your doorstep. Set in the Old Meadows Conservation area, the location is further characterised by its unique and historic architecture, formal gardens, monuments, band stands and annual festivals.

In brief the property comprises an entrance hallway with cloaks cupboard, two well proportioned double bedrooms and a four piece bathroom consisting of a bath, separate shower, WC and wash basin. The open plan living area is the main feature of the apartment offering light and airy living space with parquet flooring and high ceilings. The property further benefits from a Honeywell heating system.

The kitchen is kitted out with a range of fully integrated appliances including a fridge/freezer, washing machine, dishwasher, double oven, hob and an extractor fan. The room offers the perfect versatile space for relaxing and entertaining. There are communal facilities within the courtyard that include a bike shed, storage room and a refuse room.

Lease 999 years from 2021

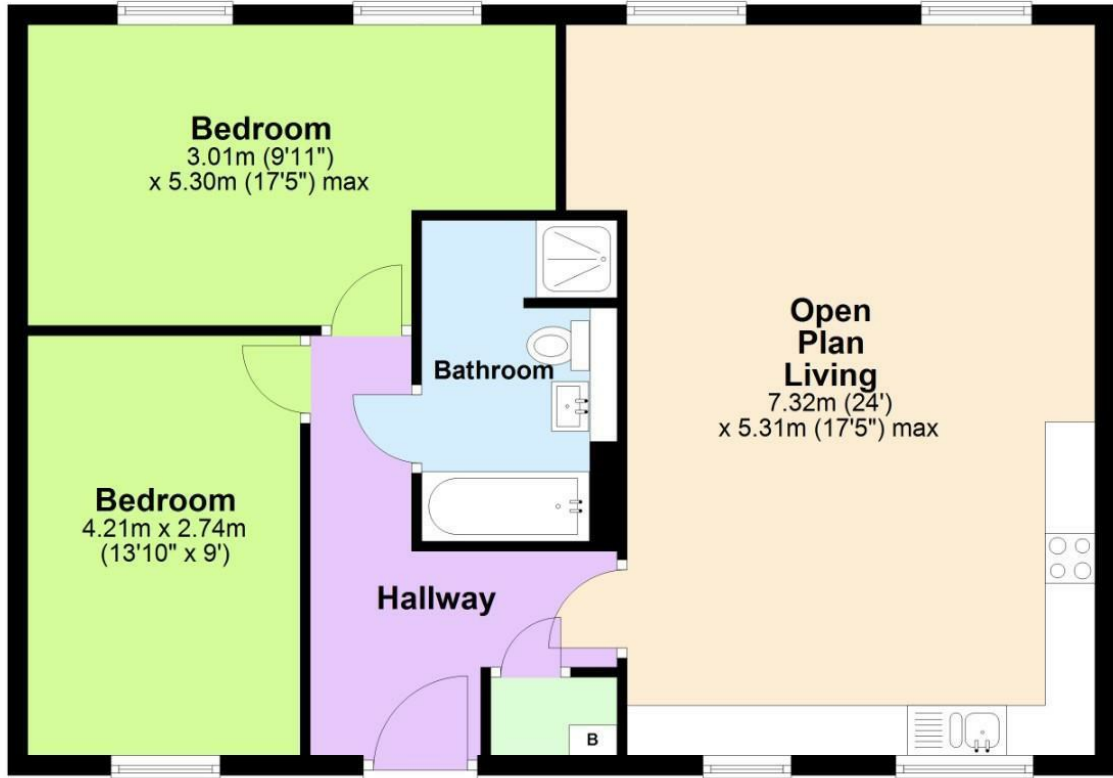
Annual Service Charge of Approx. £2200

Ground Rent £0 (Each flat owner has an equal share of the freehold)

Management Company - RMG (Residential Management Group)



Ground Floor
Approx. 78.4 sq. metres (844.0 sq. feet)



Total area: approx. 78.4 sq. metres (844.0 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) A		
(81-91) B		
(69-80) C	75	75
(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 (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 EU Directive 2002/91/EC		

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