



17 Caudale Court

Gamston | NG2 6QN | Guide Price £165,000

ROYSTON  
& LUND

- Guide Price Range £165,000 - £170,000
- Two Double Bedrooms
- Bathroom & En-Suite
- Allocated Parking Bay
- EPC Rating B
- First Floor Apartment
- No Upward Chain
- Fully Integrated Kitchen
- Leasehold
- Council Tax Band C





Guide Price Range £165,000 - £170,000

Royston and Lund are delighted to offer to the market this well presented two double bedroom first floor apartment in Gamston, offered to the market with no upward chain. This conveniently located apartment benefits from an allocated parking bay and has fantastic access for both the A52 and West Bridgford.



Entering into the hallway that benefits from built in storage and a wall mounted intercom, there are two well proportioned double bedrooms that both feature built in wardrobes and the main bedroom benefits from an en-suite shower room and a Juliette balcony. The bathroom consists of a bath with shower attachments, WC and wash basin. The living area features a Juliette balcony and has an opening into the kitchen that benefits from a range of fully integrated appliances including a fridge/freezer, washing machine, dishwasher, oven, hob and an extractor fan.

Lease - 125 years from 2005

Ground Rent & Service Charge- £101.22 per month



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</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 energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

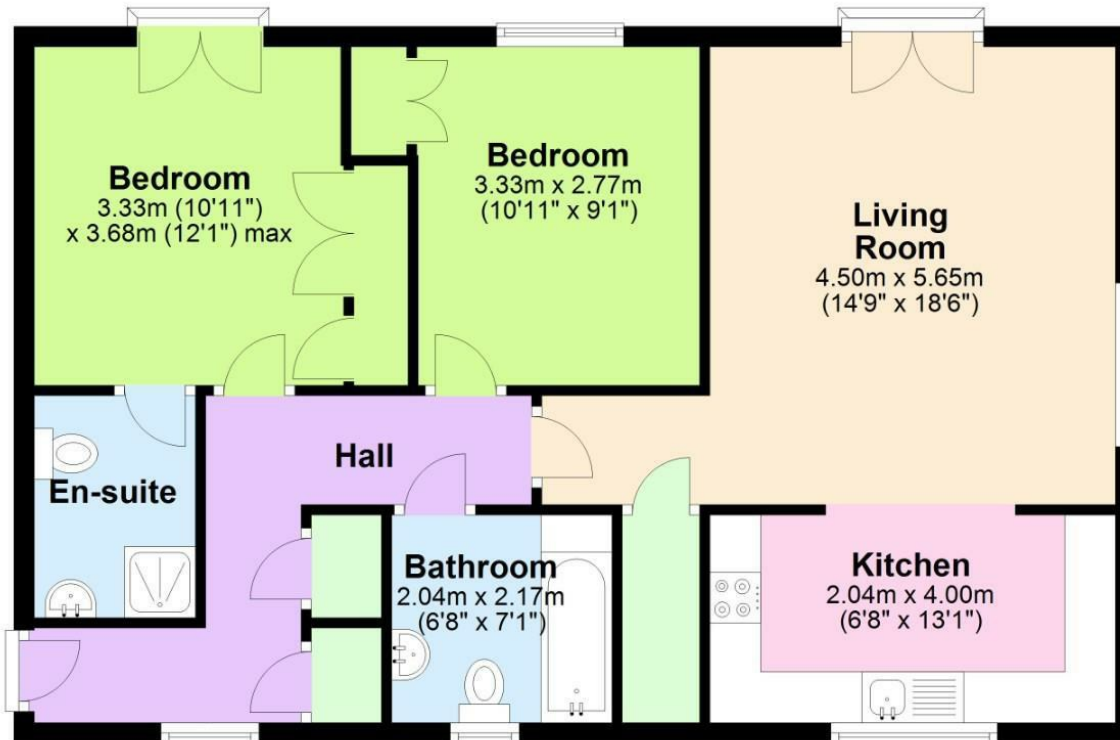
#### Environmental Impact (CO<sub>2</sub>) Rating

	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

## First Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



Total area: approx. 70.8 sq. metres (761.9 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.

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