



7 West Place Court

West Bridgford | NG2 7PF | Guide Price £300,000

**ROYSTON
& LUND**

- End Townhouse
- Kitchen Area With Appliances & Breakfast Bar
- Bathroom
- £40/month Maintenance Fee For The Communal Areas/Gate
- Council Tax Band C
- Open Plan Living/Kitchen Area
- Two Bedrooms
- Privated Gated Community
- EPC Rating B
- Guide Price £300,000-£315,000





Royston & Lund are glad to present the epitome of contemporary living with this stunning two bedroom semi, nestled within the exclusive confines of a private gated community in the highly sought-after West Bridgford. Situated in West Bridgford, you'll have access to excellent schools, local amenities, and the vibrant city of Nottingham just a stone's throw away. The area is known for its green spaces, including nearby parks and the River Trent, perfect for outdoor enthusiasts.

The heart of this property is the spacious L-shaped open plan living/kitchen area. This modern space is perfect for both relaxed evenings and entertaining guests. The kitchen is equipped with top-of-the-line appliances and features a breakfast bar for casual dining. One of the standout features of this home is the seamless connection between the indoors and outdoors, as the bi-fold doors lead from the living area to a charming rear garden. Lastly, to the ground floor there is the benefit of a ground floor WC.

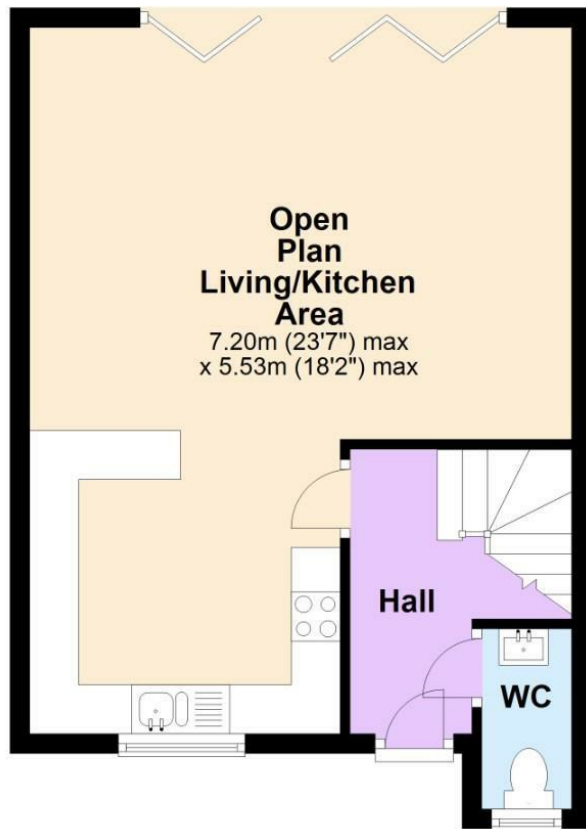
To the first floor you'll find two generously sized bedrooms, each designed with comfort and style in mind. Both bedrooms offers ample built-in wardrobes, while the second bedroom is versatile and can be used as a guest room, office, or nursery. The bedrooms are complemented by a bathroom which includes a three piece white suite including a bath with an overhead shower, WC and a wash basin.

Outside, there is a low maintenance enclosed rear garden with patio, lawn and a shed. There is also an allocated parking space for this property which allows for off-street parking, it also has the benefit of being behind secure, intercom controlled gates. Please note there is a £40 per month maintenance fee for the communal areas/gate. The company used is FM Franklin Management



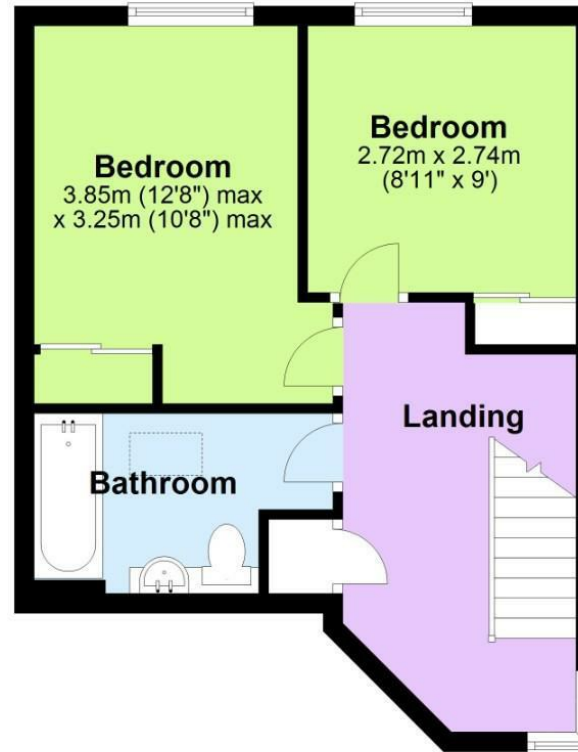
Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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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