



Musters Gables 72 Musters Road

West Bridgford | NG2 7PS | Guide Price £235,000 - £275,000

ROYSTON
& LUND

- Guide Price £235,000 - £250,000
- Excellent Location
- Fully Fitted Kitchen/Diner
- Communal Gardens To The Front
- Leasehold - EPC Rating D
- Third Floor Split Level Apartment
- Three Bedrooms
- En-suite - Bathroom
- Garage en Bloc
- Council Tax Band B





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Royston and Lund proudly present this impeccably maintained three-bedroom split-level apartment on the third floor in West Bridgford. Ideally situated, Musters Gables is within walking distance of Central Avenue, offering an array of shops, restaurants, and amenities.

Upon entering the hallway, you'll find access to all rooms, boasting high ceilings. The accommodation includes a fully fitted kitchen/diner, a spacious lounge, three bedrooms (one featuring an en-suite shower room), and a four-piece bathroom complete with a bath featuring an shower head off the stainless steel mixer tap, wash basin, bidet, and W/C.

Outside, the apartment includes its own single garage situated at the rear of the property en bloc. To the front of the building there are well-managed communal gardens.

Leasehold Info:

965 Years Remaining. Ends in 2989

£100 Service Charge Per Month





EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | 68 | |
| (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

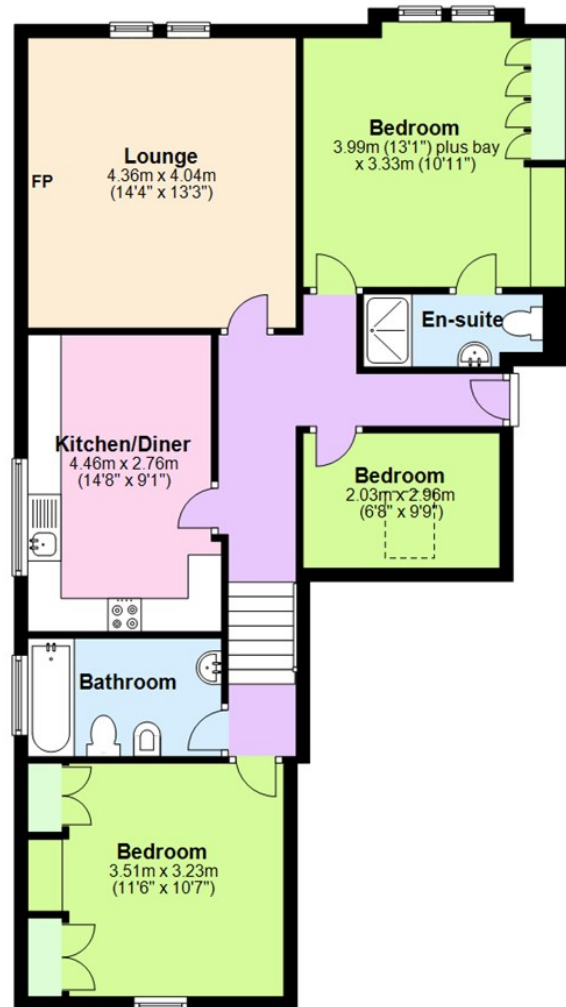
Environmental Impact (CO₂) Rating

| | 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

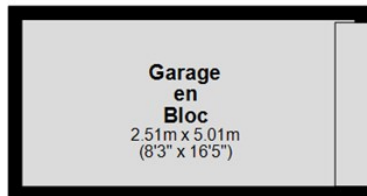
Third Floor

Approx. 87.1 sq. metres (937.1 sq. feet)



Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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