



81 Trent Boulevard

West Bridgford | NG2 5BE | Guide Price £170,000

ROYSTON
& LUND

- Ground Floor Maisonette
- Parking Bay with Single Garage
- Ideal First Home or Buy To Let
- Close To Local Amenities
- EPC Rating C
- Two Bedrooms
- No Upward Chain
- Sought After Area
- Leasehold
- Council Tax Band A





Royston and Lund are delighted to offer to the market this immaculately presented ground floor maisonette, offering the convenience of a parking bay and a single garage. Situated in a sought-after location, this is perfect for those looking for their first home or considering a buy-to-let investment opportunity. With no upward chain, the property is ready and waiting for its new owners to move in and make it their own.

In brief the property comprises an entrance hall, open plan living area with a fitted kitchen that benefits from an oven, hob and extractor fan and fridge, a shower room consisting of a shower, WC and wash basin and two well proportioned bedrooms.

The property's prime location in West Bridgford provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals alike. Whether you're looking to settle down or seeking a lucrative investment, this maisonette offers the perfect blend of comfort and convenience.

Don't miss out on the chance to own this delightful property in a desirable neighbourhood. Contact us today to arrange a viewing and discover the endless possibilities that this maisonette on Trent Boulevard has to offer.

Lease 189 years from 1961
Annual Ground Rent £5





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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

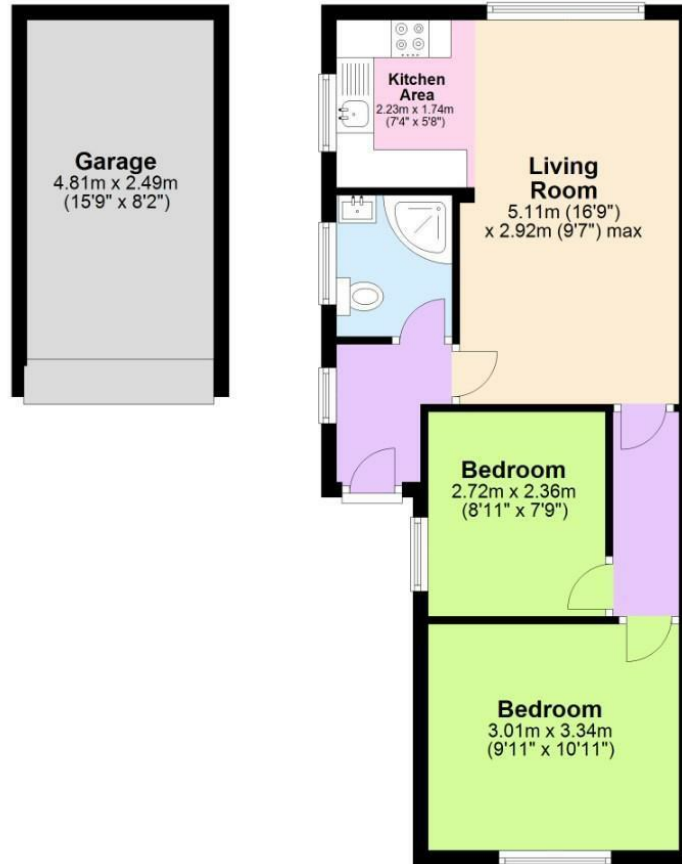
Environmental Impact (CO₂) Rating

	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

Ground Floor

Main area: approx. 44.4 sq. metres (477.6 sq. feet)
Plus garages, approx. 12.0 sq. metres (128.9 sq. feet)



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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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& LUND**