



121 Wenlock Drive

West Bridgford | NG2 6UB | Guide Price £160,000 - £170,000

ROYSTON
& LUND

- Guide Price Range £160,000 - £170,000
- Two Double Bedrooms
- Fully Fitted Kitchen
- Car Park To The Rear
- Council Tax Band C
- Sold With No Chain
- Lounge/Dining Room
- Bathroom/WC
- Leasehold
- EPC Rating C





Guide Price Range £160,000 - £170,000 *NO CHAIN*

Royston & Lund are pleased to present this second floor apartment nestled within the sought-after West Bridgford. West Bridgford Town Centre serves as a vibrant hub, catering to a myriad of tastes and preferences. From quaint independent shops offering fresh produce to well-known retailers like M&S Simply Food, the town center boasts a diverse array of shopping experiences. The weekly Farmers' Market along Central Avenue further enhances the community spirit, providing residents with access to locally sourced goods.



This meticulously presented second-floor apartment embodies modern comfort and convenience. Boasting two generously sized bedrooms, a light-filled lounge/dining room, and a sleek kitchen complete with contemporary appliances, it offers a stylish retreat for discerning residents. The bathroom, adorned with a shower over the bath, provides a serene space for relaxation.

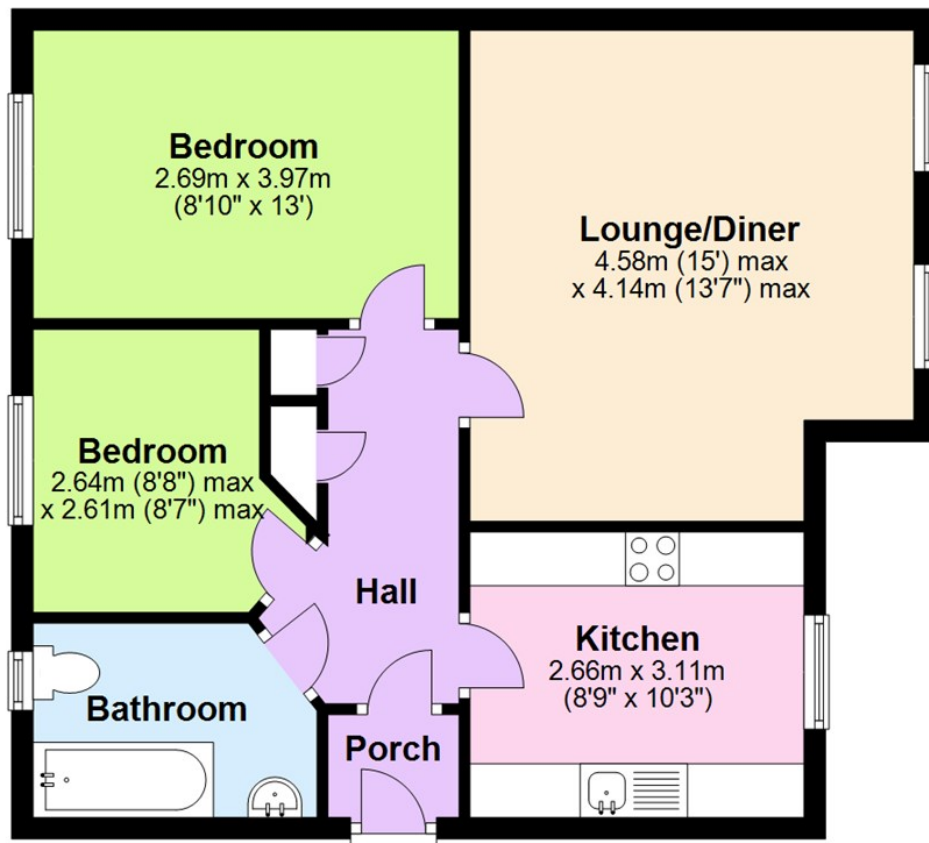
Adding to its allure, the apartment features allocated parking alongside visitor parking, ensuring hassle-free arrivals for both residents and guests. Situated within walking distance of the picturesque Green Line nature walk, residents can immerse themselves in the tranquility of the outdoors, while also enjoying the proximity to local amenities and transportation options.

Service Charge £125.25 per month
Management charge £280 per annum
Lease- 99 years from 24.06.2004



Second Floor

Approx. 56.4 sq. metres (607.3 sq. feet)



Total area: approx. 56.4 sq. metres (607.3 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		76	78
(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	

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**