



117 Musters Road

West Bridgford | NG2 7PX | Guide Price £185,000

ROYSTON  
& LUND



- Guide Price £185,000
- Two Double Bedrooms
- Walking Distance From Central Avenue
- NO CHAIN
- EPC Rating D
- Ground Floor Apartment
- High Ceilings
- Two Cellar Rooms
- Leasehold
- Council Tax Band A





Guide Price £185,000

Royston and Lund are delighted to offer to the market this conveniently located ground floor apartment in central West Bridgford. The property features high ceilings throughout and would make an ideal first home or buy to let. Situated within walking distance of Central Avenue where you can find a whole host of amenities including shops, restaurants, bars, pubs and supermarkets.

In brief the property comprises an entrance hall with wall mounted intercom, a generous lounge/diner with bay window, two double bedrooms, a fitted kitchen and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. There is also off street parking space to both the front and the rear of the building. From the hallway there is also access down to the cellar where there are two handy storage areas.

125 year lease from 2006

Annual Service Charge £1210.68

Annual Ground Rent £250



R  
&L



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	<b>63</b>	<b>77</b>

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

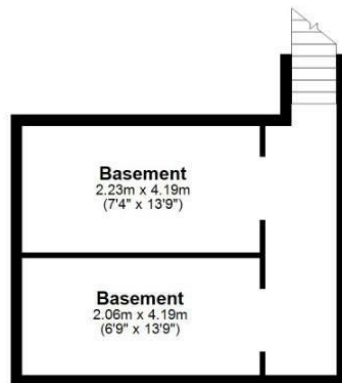
#### Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



#### Basement

Approx. 25.2 sq. metres (271.4 sq. feet)



Total area: approx. 93.0 sq. metres (1000.9 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# ROYSTON & LUND