



2 Dockside Mews

| NG2 4RJ | Guide Price £270,000

ROYSTON
& LUND

- Guide Price Range £270,000 - £280,000
- Two Double Bedrooms
- Fully Integrated Kitchen
- Double Carport
- EPC Rating B
- Link-Detached Home
- Open Plan Living + Sun Terrace
- Solar Panels
- Freehold
- Council Tax Band C





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Royston and Lund are delighted to bring to the market this modern two bedroom link detached home on the Trent Basin Development. The property is immaculately presented throughout and finished to a high standard. There is a carport providing off road parking and the property is conveniently located for easy access into the City Centre, as well as the River Trent.

In brief the ground floor comprises an entrance hallway with built in storage, two ground floor double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the first floor there is a light and inviting open plan living space that has a fully integrated kitchen area, air conditioning and access onto a sun terrace that runs the full width of the property.

Trent Basin is a new sustainable development which will comprise around 350 homes close to the City. The neighbourhood overlooks the River Trent and offers superb views across the Hook Nature Reserve in Lady Bay.

Trent Basin is just a ten minute cycle to the railway station, the city centre and West Bridgford for access to restaurants, cafés and shopping. The development plays a major role in the regeneration of Nottingham Waterside an area which stretches over 250 acres, making it one of the biggest of its kind in Europe.

Estate Charge £61 per quarter





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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 (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



Main area: Approx. 77.3 sq. metres (831.6 sq. feet)

Plus garages, approx. 20.0 sq. metres (215.7 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.

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