

2 Dockside Mews | NG2 4RJ | Guide Price £270,000 ROYSTON & LUND

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

















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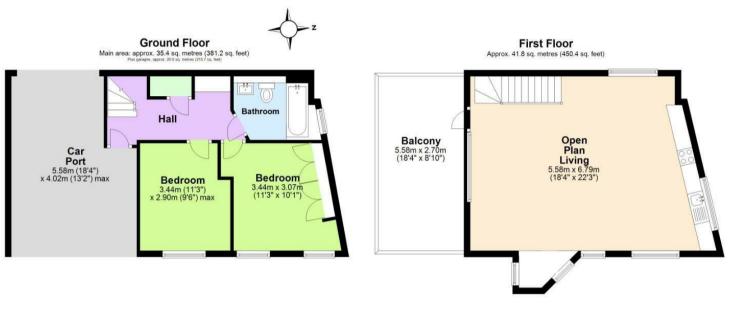
Royston and Lund are delighted to bring to the market this modern two bedroom link detached home on the Trent Basin Development. The property is immaculately presented throughout and finished to a high standard. There is a carport providing off road parking and the property is conveniently located for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



Not energy efficient - higher running costs

England & Wales
2002/91/EC
Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
Plus garages, approx. 77.3 sq. metres (831.6 sq. feet)
Plus garages, approx. 20.0 sq. metres (215.7 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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.

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EPC

