



11 Kendal Court Radcliffe Road
West Bridgford | NG2 5HE | Price £169,950

ROYSTON
& LUND

- No Chain
- Two Bedrooms
- Previous Successful Rental History
- Gravel Area
- EPC Rating C
- First Floor Maisonette
- Fully Fitted Kitchen
- Bathroom/WC
- Leasehold
- Council Tax Band A





NO CHAIN

A first floor maisonette in West Bridgford sold with no upward chain. Conveniently located for easy access onto the A52 and with Central Avenue & Lady Bay within walking distance. The property benefits from a garage, two well proportioned bedrooms and a fitted kitchen.

The property is entered through the ground floor entrance that opens up into the stairwell up to the first floor. The lounge/dining room is 23'3 in length and benefits from a double glazed sliding door that opens up onto a Juliette balcony. The main bedroom has built in storage over the stairs and the bathroom consists of a bath with shower over, WC and wash basin. The kitchen is integrated with a cooker, hob and extractor fan overhead. The gravelled outdoor space to the front is owned by the property.

West Bridgford, a vibrant suburb of Nottingham. Nestled along the River Trent, it offers a blend of modern amenities and historic allure. The town boasts picturesque parks like the Rushcliffe Country Park, inviting locals to unwind amidst nature's embrace. With its bustling cafes, diverse cuisine, and thriving community spirit, West Bridgford exudes an irresistible charisma, welcoming visitors with open arms.

Leasehold Info:-

Ground Rent: £10 per year

Length of Lease: 999 Years from 13.1.1966 (940 Years)





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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

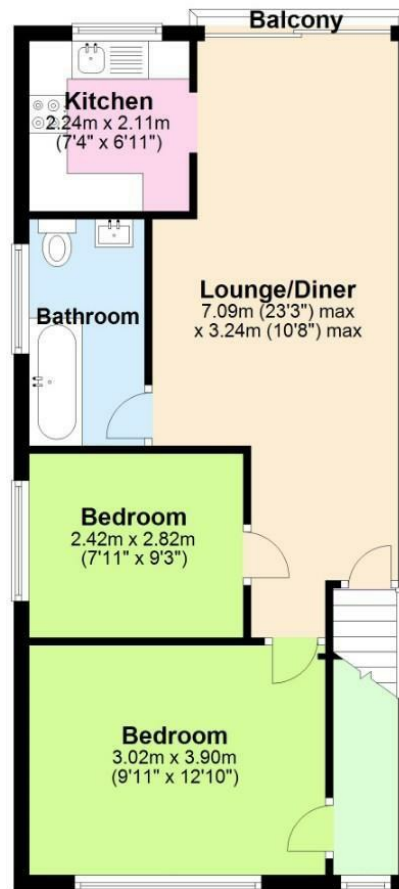
Environmental Impact (CO₂) Rating

	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

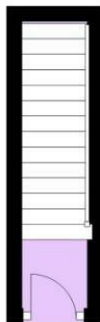
First Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



Ground Floor

Approx. 3.2 sq. metres (35.0 sq. feet)



Total area: approx. 56.5 sq. metres (608.4 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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