



7 Leverton Court

West Bridgford | NG2 6FL | Guide Price £150,000

ROYSTON  
& LUND

- No Chain
- Two Bedrooms
- Fully Fitted Kitchen
- Garage Situated In A Communal Block
- Leasehold - EPC Rating D
- First Floor Maisonette
- Good-Sized Lounge
- Bathroom/WC
- Communal Gardens
- Council Tax Band A





\*No Chain\*

Royston & Lund are pleased to present this first-floor maisonette located in the sought-after area of West Bridgford. This property boasts a successful rental history, making it an excellent investment opportunity. West Bridgford Town Centre offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular.

Upon entering, you are greeted by the entrance hall which includes a useful storage cupboard. In brief, there is a good-sized lounge, a fully fitted kitchen, two well-proportioned bedrooms and a bathroom provides convenience.

One of the standout features of this property is the garage situated in a communal block, providing secure storage. Lastly, there is the benefit of communal gardens.

Leasehold Info:-

Length of Lease - 108 Years (Expires 25/12/2132)

Lease Commencement Date - 25/12/2007

Ground Rent - £62.50 (Paid Quarterly)

Service Charge - £700 (Paid Every Six Months)





### EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		



Total area: approx. 55.7 sq. metres (599.6 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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