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&L

104 Musters Road

West Bridgford | NG2 7PS | Guide Price £160,000

ROYSTON
& LUND

- Ground Floor Apartment
- Currently Let For £795 PCM
- Short Walk From Central Avenue
- Fantastic Links to City and Train Station
- EPC Rating D
- Bay Fronted
- Communal Car Park
- No Upward Chain
- Leasehold
- Council Tax Band A





Guide Price £160,000

Royston and Lund are delighted to bring to the market this conveniently located one bedroom ground floor apartment in the heart of West Bridgford. Sold with no upward chain this apartment sits within just a few minutes stroll from central avenue and would ideally suit a first time buyer or a buy to let investor.

In brief the property comprises an L-shaped hallway, a generous living room with large bay window, fitted kitchen with integrated oven, a three piece bathroom and a double bedroom. The bathroom consists of a bath with shower overhead, WC and wash basin. To the front of the building there is an off-street parking space available. The flat also benefits from a garage space.

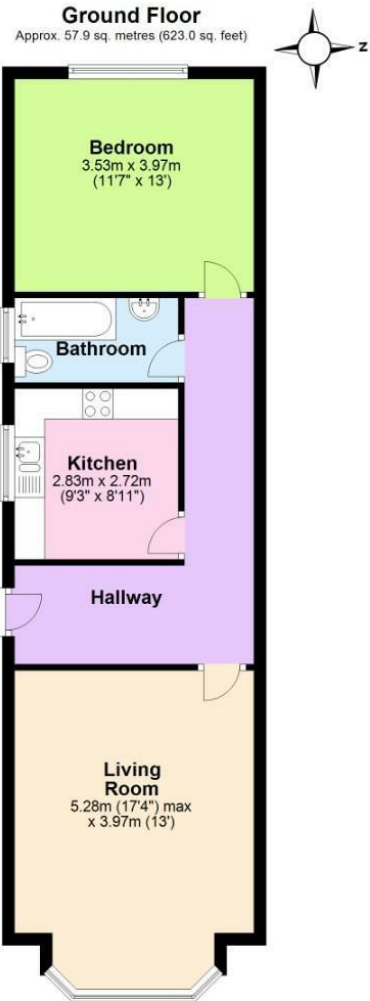
West Bridgford is a town in the Rushcliffe borough of Nottinghamshire, England. Situated just south of the city of Nottingham, West Bridgford is known for its vibrant community, green spaces, and excellent amenities. The town boasts a rich history, with evidence of settlement dating back to the Roman era. Today, it is a thriving suburban area with a mix of residential neighbourhoods, shops, restaurants, and leisure facilities.

One of the town's standout features is Trent Bridge, a historic bridge over the River Trent, which connects West Bridgford with Nottingham city centre. Trent Bridge is famous for its cricket ground, hosting international matches and being the home of Nottinghamshire County Cricket Club.

West Bridgford is also renowned for its high-quality schools, making it an attractive area for families. The town has a bustling town centre, with a diverse range of shops, cafes, and restaurants, as well as regular markets and events.

Lease 999 years from 1996
Monthly Service Charge £100





Total area: approx. 57.9 sq. metres (623.0 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76

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

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.

ROYSTON & LUND