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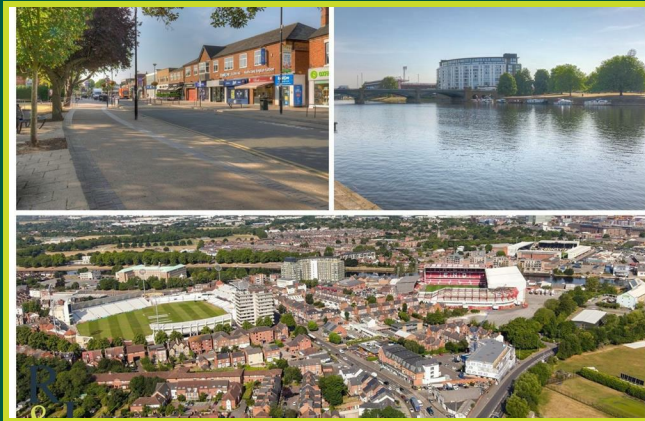
Apartment 82 Princeton House Wilford Lane

West Bridgford | NG2 7RF | Guide Price £90,000

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- Guide Price Range £90,000 - £100,000 (low Lease length)
- Two Double Bedrooms
- Refurbished Throughout
- Close to Central Avenue
- EPC Rating D
- Ground Floor Apartment
- No Upward Chain
- On Site Car Park
- Leasehold
- Council Tax Band





****Guide Price Range £90,000 - £100,000****
CASH BUYERS DUE TO LOW LEASE LENGTH

Royston and Lund are pleased to bring to the market this immaculately presented two bedroom ground floor apartment in West Bridgford. Situated in the highly sought after Rivermead Development on Wilford Lane, this property is offered to the market with no upward chain.

In brief the property comprises an entrance hallway with ample built in storage & a wall mounted intercom, two well proportioned bedrooms, a modern three piece bathroom consisting of a bath with shower overhead, WC & wash basin, modern fitted kitchen with an integrated oven and space for further freestanding appliances and a living/dining room. There is access to a balcony that from both the main bedroom and the lounge.

The purpose built accommodation provides a car park via a permit which is arranged via the onsite caretaker. There is also an on site shop and residents also have access to a green area that banks onto the River Trent.

Lease 99 years from 1976 (please note this is 51 years remaining - see agents note)

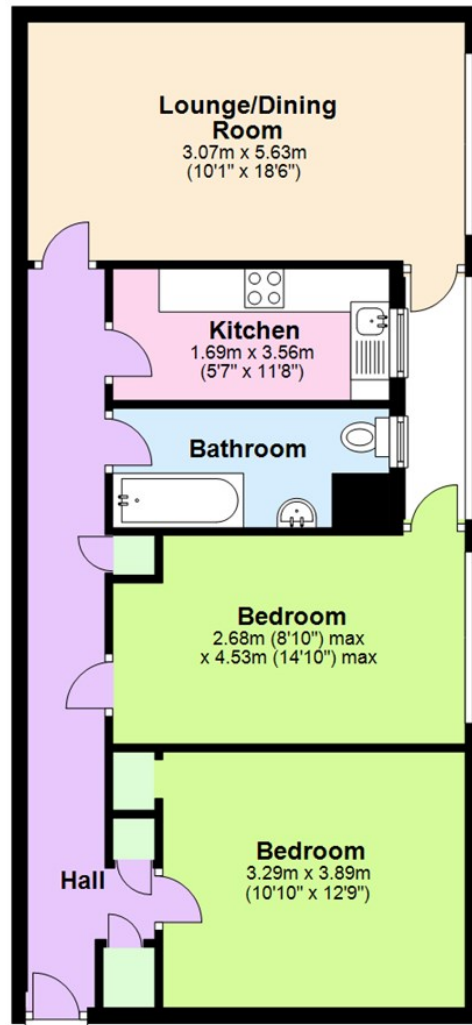
Annual Service Charge £1904.00

Reserve Fund Charge £1600.00 pa - (this is subject to change)

Annual Ground Rent £15



Ground Floor
Approx. 68.0 sq. metres (731.6 sq. feet)



Total area: approx. 68.0 sq. metres (731.6 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.

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



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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		

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