



Edward Road

West Bridgford | NG2 5GP | Guide Price £225,000

ROYSTON
& LUND

- Guide Price £225,000 - £235,000
- Open Plan Living with Balcony
- En-Suite to Main Bedroom
- Walking Distance to Central Avenue
- EPC Rating B - Leasehold
- Second Floor Apartment - Two Bedrooms
- Allocated Parking Bay in Gated Complex
- Handy Loft Storage Space
- No Upward Chain
- Council Tax Band C





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Royston and Lund are pleased to bring to the market this immaculately presented two bedroom top floor apartment in West Bridgford. Situated on a gated plot with an allocated parking bay, this is conveniently located for easy access to Central Avenue where you can find a wealth of amenities including bars, restaurants, shops, pubs, coffee shops and supermarkets.

Accessed via the communal staircase to the second floor, the property briefly comprises an entrance hall with wall mounted intercom and access to a handy loft space, two well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom benefits from an en-suite shower room and the second bedroom has built in wardrobes.

The open plan living area has a generous amount of space, large enough for a living area and dining area that has an opening into a fully integrated kitchen. Off the living area there are French doors that open up onto an east facing balcony.

Length of lease: 125 years

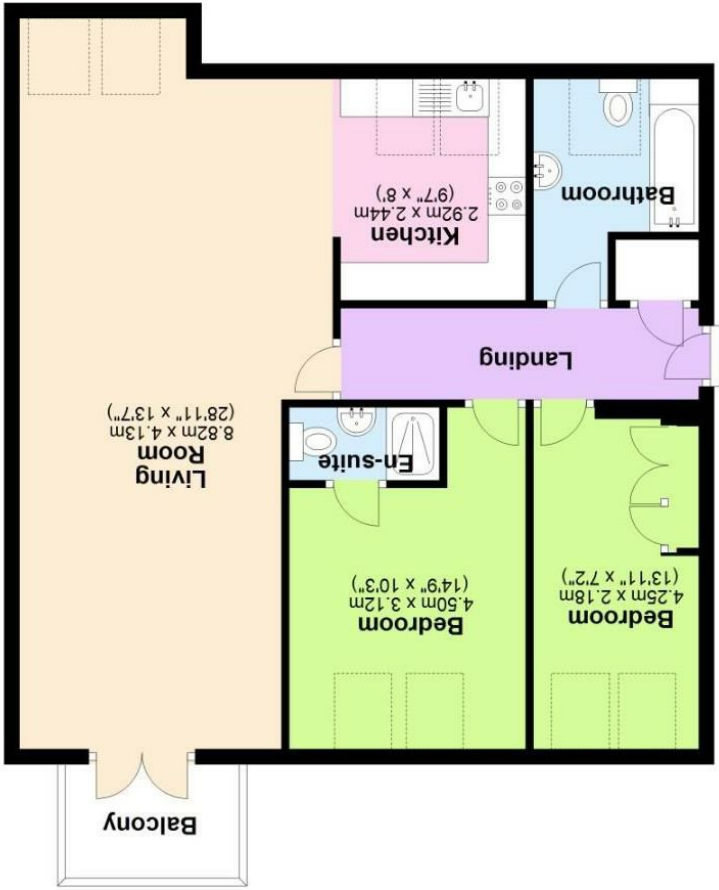
Lease Commencement Date: 20th February 2004

Ground Rent: n/a

Service Charge: Annual service charge assessed at £1,438.18 for 2024. Management Company: Butlin Estate Management and Property Services



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.



Second Floor
Approx. 80.1 sq. metres (862.2 sq. feet)

Total area: approx. 80.1 sq. metres (862.2 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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Potential	Current	Potential	Current
	82		82

EPC

