



29 Waterside Way

| NG2 4RS | Guide Price £300,000

ROYSTON
& LUND

- Contemporary Two Bedroom Home
- Open Plan Living
- Bathroom, En-Suite & Downstairs WC
- Popular Riverside Apartment
- EPC Rating B
- Highly Desirable Location
- Off Street Parking With EV Charger
- Fully Integrated Kitchen
- Freehold - Estate Charge £17 per month
- Council Tax Band C





Guide Price £300,000

Royston and Lund are delighted to bring to the market this immaculately presented and recently built two bedroom home on the extremely desirable Riverside Development. The Riverside Development Built in 2021, benefits from beautiful river walks - of which the riverside walk will soon be extended into The Embankment, the new Nottingham Footbridge which will allow access into Lady Bay from the development as well as benefitting from the proposed plan of boat taxis that will take you to The Embankment and West Bridgford. The home itself, has off street parking with an electric car charging point and is well positioned for easy access straight into the City Centre.

Entering into the hallway that benefits from a downstairs WC, there is access into the kitchen area and stairs to the first floor. The kitchen has a range of fully integrated appliances including a fridge/freezer, oven, hob, extractor fan, dishwasher and a washing machine, while the lounge/dining area has a feature fireplace, storage and access into the rear garden.

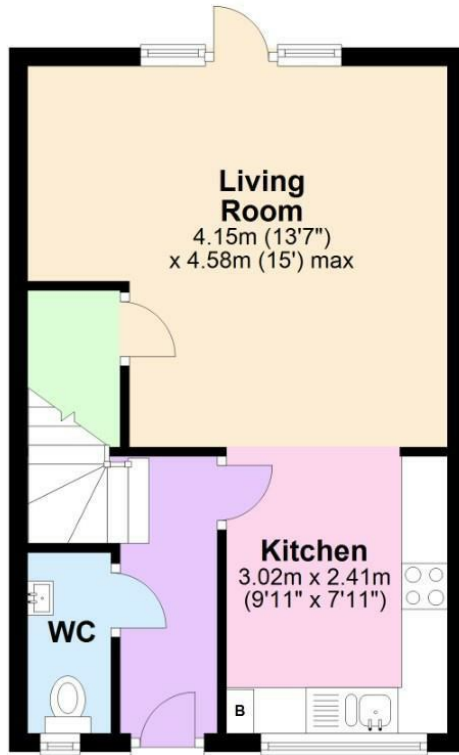
To the first floor there are two double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom has a Juliette balcony and an en-suite shower room. To the rear there is a low maintenance garden with a block paved patio and an artificial turf.

Estate Charge £17 per month



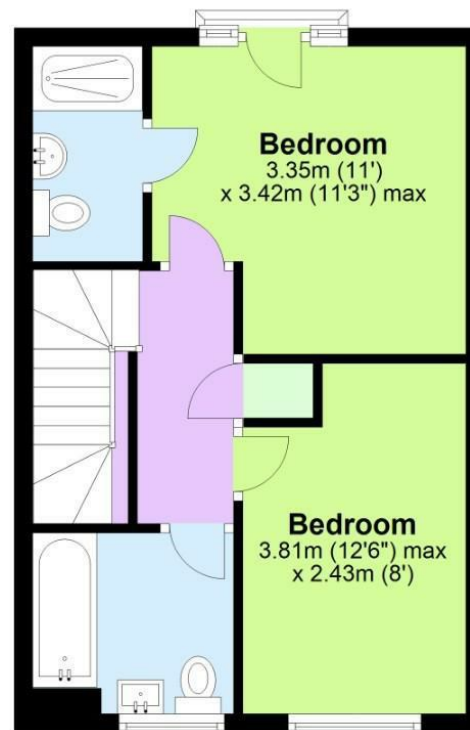
Ground Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 67.7 sq. metres (728.9 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			96
(81-91) B		83	
(69-80) C			
(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 (CO ₂) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND