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Wilford Lane

West Bridgford | NG2 7RB | Offers In The Region Of £99,950

ROYSTON
& LUND

- Guide Price £99,950
- Sold With No Onward Chain
- Gas Central Heating
- Service Charges Paid Till April 2025
- EPC Rating C - Leasehold
- Ground Floor Apartment With All Rooms Benefiting From Stunning River Views
- Spacious Lounge/Dining Room
- Amenities Nearby
- Access To A Communal Private Garden By The River
- Council Tax Band A





OIRO £99,950 *No Chain*

Royston & Lund are pleased to present this well-presented ground floor apartment situated in Harvard House on Wilford Lane, West Bridgford which benefits from being river facing.

West Bridgford town centre is a vibrant hub, featuring a wide array of shops, restaurants, and cafes. Central Avenue, the main shopping street, is particularly popular and serves as the focal point for its residents.

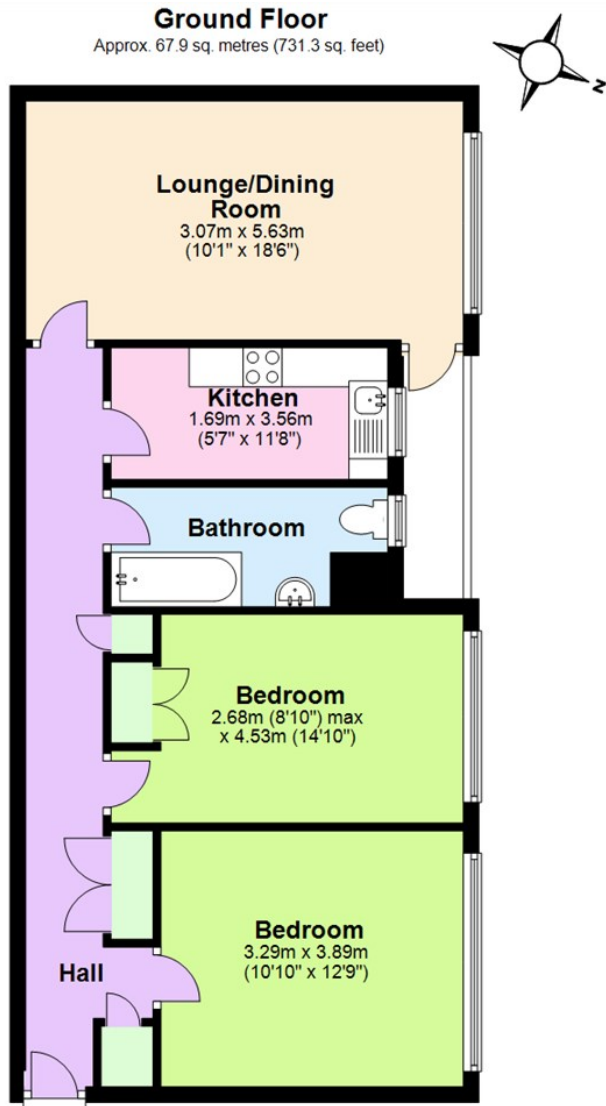
The property comprises of a hallway which provides access to the accommodation throughout and also benefits from multiple storage cupboards. The lounge/dining room runs the width of the property and includes a door giving access to an outdoor space which overlooks The River Trent. The kitchen comprises fully fitted units and integrated appliances. The two generously-sized bedrooms are complemented by the bathroom which features a three piece white suite. All the rooms including the kitchen face the river.

The block further benefits from a communal garden which residents have access to.

Leasehold Info:-

- Started 1975 for 99 years (50 Years Remaining)
- Service Charge £173.57pcm
- Reserve Fund £145.83pcm
- Ground Rent £1.25pcm
- Possible £266.58pcm For Windows (Relaxed At Present)





Total area: approx. 67.9 sq. metres (731.3 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 firms 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	74	75
(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		

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