

Flat 2, 148 Wilford Crescent East



- Modern Apartment Built To A High Specification
- South Facing Balcony
- Bridgford and City Centre
- Fully Fitted Kitchen With Solid Surface Worktop

- Sought After Location Next To Victoria Embankment Park
 - Part of Old Meadows Conservation Area
- Walking Distance to West
 Large Velfac Windows to Give Lots of Natural Light
 - Integrated Appliances Including Neff Oven & Hob
- EPC Rating B Leasehold
 Council Tax Band A

















Guide price £225,000- £235,000

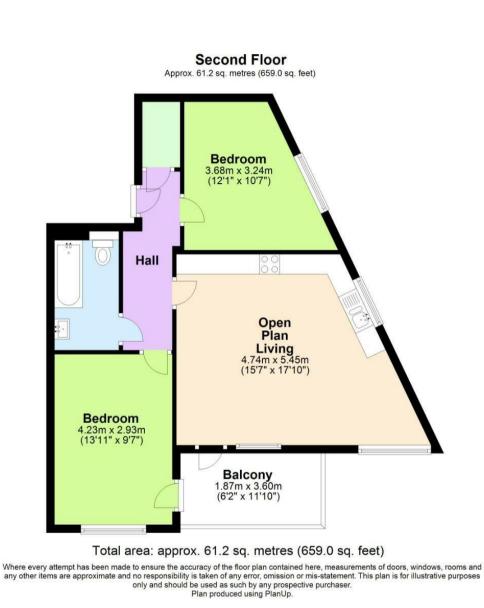
Royston and Lund are delighted to bring to the market this modern 2nd floor apartment on Victoria Embankment in The Meadows. Sold with no upward chain, this fantastic apartment is conveniently located for easy access into West Bridgford and The City Centre.

In brief the property comprises an entrance hallway with intercom and storage, open plan living room, two double bedrooms and a three piece bathroom. The open plan living area has a fully integrated kitchen including a double oven, hob, extractor fan, dishwasher, washing machine and a fridge/freezer and access to a balcony. The bathroom consists of a bath with shower overhead, WC and wash basin, while the main bedroom also has access to the balcony.

Situated next to the beautiful Green Spaces of Victoria Embankment, this home enjoys an excellent location for an active and healthy lifestyle. Riverside walks, playgrounds, running and cycling are all on your doorstep along with a bike store for convenience. Set in the Old Meadows Conservation Area, the location is further characterised by its unique and historic architecture, formal gardens, monuments, band stands and annual festivals.

The home forms part of Meadows Green, a new development by Blueprint - one of Nottingham's most innovative developers and responsible for some of the most critically heralded property developments in the region.

Tenure: Leasehold - 999 Years from 2002 Annual Charge - £1,400



The Property Ombudsman naea | propertymark PROTECTED GUILD PROPERTY EPC Energy Efficiency Rating Potential Current Very energy efficient - lower running costs (92 plus) 🛕 84 84 (69-80) D (55-68) (39-54) (21-38) 1-20) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC Environmental Impact (CO₂) Rating Potential Current Very environmentally friendly - lower CO2 emissi (92 plus) 🛕 (81-91) (69-80) (55-68) Ξ (39-54) Not environmentally friendly - higher CO2 emission EU Directive 2002/91/EC England & Wales

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.

