



Flat 2, 148 Wilford Crescent East

| NG2 2EF | Guide Price £225,000

ROYSTON
& LUND

- Modern Apartment Built To A High Specification
- South Facing Balcony
- Walking Distance to West Bridgford and City Centre
- Fully Fitted Kitchen With Solid Surface Worktop
- EPC Rating B - Leasehold
- Sought After Location Next To Victoria Embankment Park
- Part of Old Meadows Conservation Area
- Large Velfac Windows to Give Lots of Natural Light
- Integrated Appliances Including Neff Oven & Hob
- 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





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 (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		

England & Wales EU Directive 2002/91/EC

Second Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 61.2 sq. metres (659.0 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.

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