



Flat 152 Yale House Wilford Lane

West Bridgford | NG2 7RH | Asking Price £145,000

ROYSTON
& LUND

- Fifth Floor Apartment
- Recently Refurbished
- Close To Centre Of West Bridgford
- Gas Central Heated
- EPC Rating C
- No Upward Chain
- Communal Lift & Staircase to Fifth Floor
- Ideal First Home or Buy to Let
- Leasehold
- Council Tax Band A





Royston and Lund are pleased to bring to the market this immaculately presented two bedroom fifth floor in Yale House on the Rivermead development. The property is sold with no upward chain and is conveniently situated for easy access into West Bridgford and the City Centre.

In brief the property comprises an entrance hallway with built in storage cupboards, lounge with access onto a balcony. Two well proportioned bedrooms with access onto the balcony again from the main bedroom. there is also a modern fitted kitchen and a separate three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

The apartment is walking distance of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.

Lease - Term : 189 years from 24 June 1975
Management Company - Highdorn Co Ltd
Service Charge - £1904.36
Ground Rent - Nil



Fifth Floor
Approx. 64.9 sq. metres (698.2 sq. feet)



Total area: approx. 64.9 sq. metres (698.2 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.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(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

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.

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