

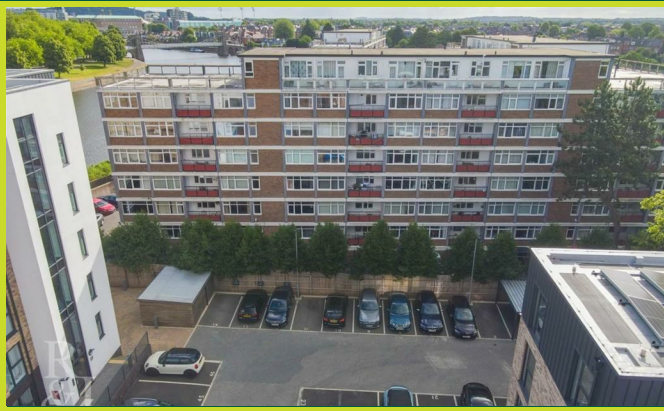


144 Yale House, Rivermead Wilford Lane

West Bridgford | NG2 7RH | Guide Price £115,000

ROYSTON
& LUND

- Third Floor Apartment
- Balcony With South Facing Aspect
- Convenient Location
- Close To River Trent
- EPC Rating D
- Two Double Bedrooms
- ***Short Lease - 50 Years remaining***
- Communal Lift & Staircase
- Leasehold
- Council Tax Band A





Guide Price £115,000

Royston and Lund are pleased to bring to the market this immaculately presented two bedroom third floor in Yale House on the Rivermead development. The property conveniently situated for easy access into West Bridgford and the City Centre and would ideally suit a first time buyer or someone looking to downsize.

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 fitted kitchen that has space for a range of freestanding appliances 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 : 99 years from 24 June 1975
Management Company - Highdorn Co Ltd
Service Charge - £2110.83
Ground Rent - £60

*Please be aware that due to the short lease, there will be limited lenders available for a mortgage





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

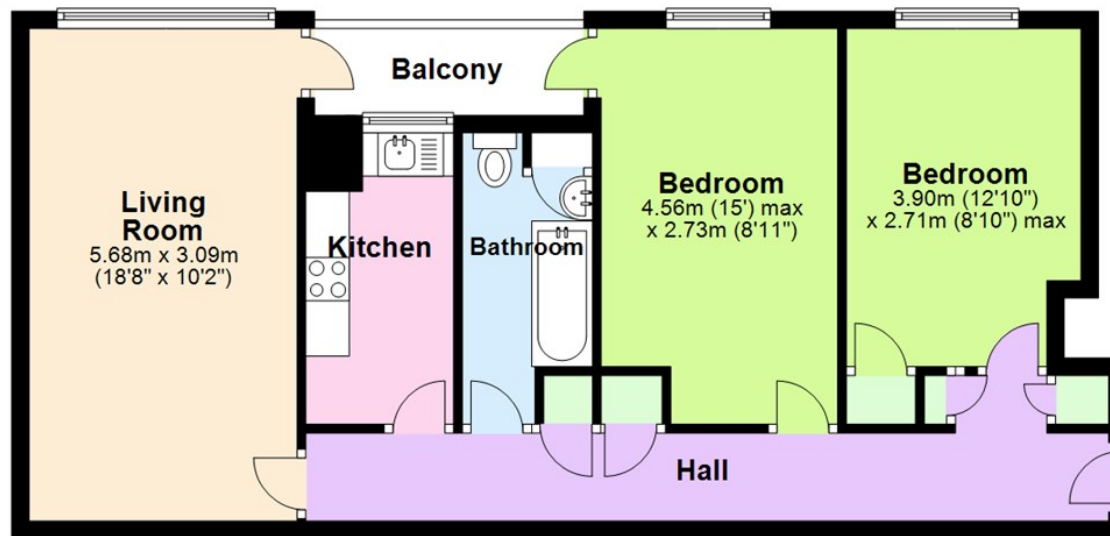
Environmental Impact (CO₂) Rating

	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

Third Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



Total area: approx. 64.3 sq. metres (691.6 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.

ROYSTON & LUND