



144 Yale House, Rivermead Wilford Lane

West Bridgford | NG2 7RH | Guide Price £85,000

ROYSTON  
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- NO UPWARD CHAIN
- Balcony With South Facing Aspect
- Convenient Location
- Third Floor Apartment
- EPC Rating D
- Two Double Bedrooms
- \*\*\*Short Lease - 50 Years remaining\*\*\*
- Communal Lift & Staircase
- Leasehold
- Council Tax Band A







\*NO CHAIN\*

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

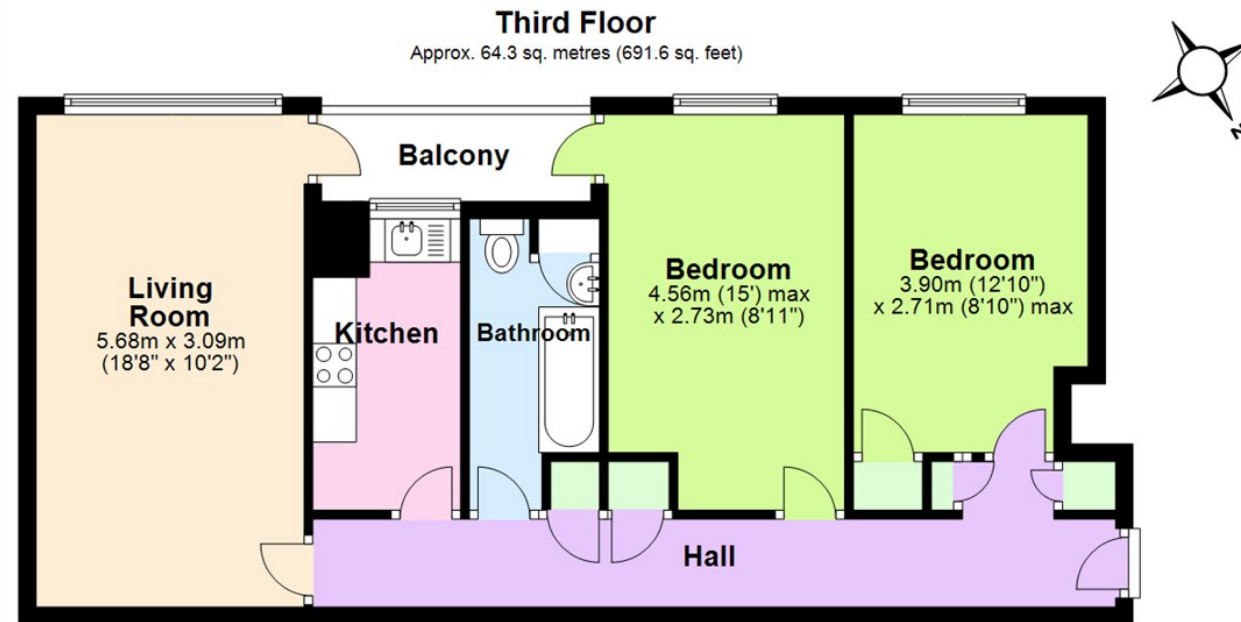




## EPC

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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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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.

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