



4 Willoughby Court Melton Road

West Bridgford | NG2 6UF | Guide Price £240,000 - £250,000

ROYSTON
& LUND

- Guide Price Range £240,000 - £250,000
- Two Double Bedrooms
- Kitchen Area Benefitting From Fitted Units
- Allocated Parking Space
- EPC Rating: B
- First Floor Apartment In West Bridgford
- Open Plan Living/Kitchen Area
- Ensuite - Bathroom
- Leasehold
- Council Tax Band C





Guide Price Range £240,000 - £250,000 *No Chain*

Royston & Lund are pleased to present this first floor apartment which is situated in a modern, purpose built block to the sales market. The property sits on Melton Road which is home to plentiful amenities including local shops, takeaways, cafes and transport links.

Upon entering the property you are greeted by the hallway which gives access throughout. To the front there is the open plan living/kitchen space which boasts lots of room for freestanding furniture. The kitchen area comprises of fully fitted units and integrated appliances. There are two double bedrooms, one of which benefits from fitted wardrobes and an en-suite shower room/WC. Lastly, there is the main bathroom which benefits from a three piece white suite.

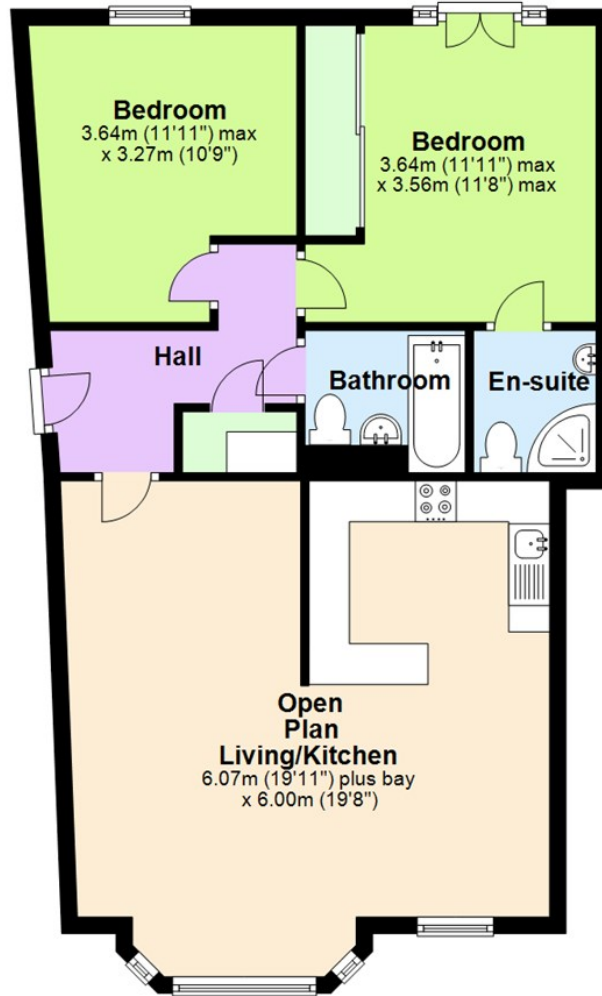
Outside, there is a secure car park for the building which is accessed via fob controlled electric gates. One of the spaces is allocated to this apartment, there is also the benefit of visitor parking.

Leasehold term - 999 years from and including 1 January 2006

Service charge - bi-annually - 1st June/1st Dec - £987.98 half yearly.
ground rent TBC



First Floor
Approx. 70.9 sq. metres (762.9 sq. feet)



Total area: approx. 70.9 sq. metres (762.9 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) 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 <small>EU Directive 2002/91/EC</small>		

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