



Apt 76 Brook Court Player Street  
| NG7 5PP | Asking Price £80,000

ROYSTON  
& LUND



- Two Double Bedrooms
- Requires Modernisation and Refurbishment
- Allocated Parking Space
- En-suite and Main Bathroom
- Council Tax Band A
- First Floor Apartment
- No Upward Chain
- Secure Gated Parking Space
- EPC C
- Leasehold property





Being sold with no onward chain this TWO DOUBLE bedroom , TWO BATHROOM second floor apartment is situated in this popular, purpose built and gated development, Conveniently located close to University's and good access routes into the city centre.

The property requires modernisation and refurbishing.

Briefly comprising of an entrance hall, large open plan living/dining/kitchen, two double bedrooms (master with en-suite) and a further bathroom.

There is not an associated car park space with the flat. The leaseholder can use any available space

Leasehold - 22 December 2005

Term : 125 years from 1 January 2005

Service Charge is £1,478.89 paid Bi-annually

Ground Rent - Currently awaiting confirmation from management company

**Second Floor**  
Approx. 67.8 sq. metres (729.4 sq. feet)



Total area: approx. 67.8 sq. metres (729.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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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