



9 Dann Place

Wilford | NG11 7FA | Guide Price £210,000

ROYSTON  
& LUND



- Riverside Views - West Facing Juliet Balcony
- 1st Floor Leasehold Apartment
- Fantastic position for walks and close to the embankment.
- Wilford Village Location
- Council Tax Band C
- 2 Double Bedrooms
- Allocated Parking Space
- Great access into town via the Tram
- Over 800 Square Feet of Space
- EPC C \*\*No Onward Chain\*\*







Offered to the market is this spacious, light and airy first floor apartment offering approximately 800 square feet of accommodation with views towards the River Trent and set in secure gated development with allocated car parking space and communal gardens.

With easy access to the tram stop, transport links to the City center and West Bridgford this beautifully finished apartment is offered with no onward chain.

The property has the added benefit of a recently fitted kitchen with integrated hob, fridge freezer and an integrated dishwasher and a washing machine.

In brief the accommodation comprises, communal entrance hallway, stairs to the first floor apartment, private entrance hall, sizeable lounge/diner with French doors to the Juliet balcony, separate fitted kitchen, two double bedrooms with fitted wardrobes, Jack and Jill main bathroom. The apartment has communal gardens with secure entry via electric gates.

Lease Start Date: 24 Sept 2003

Term : 150 Years

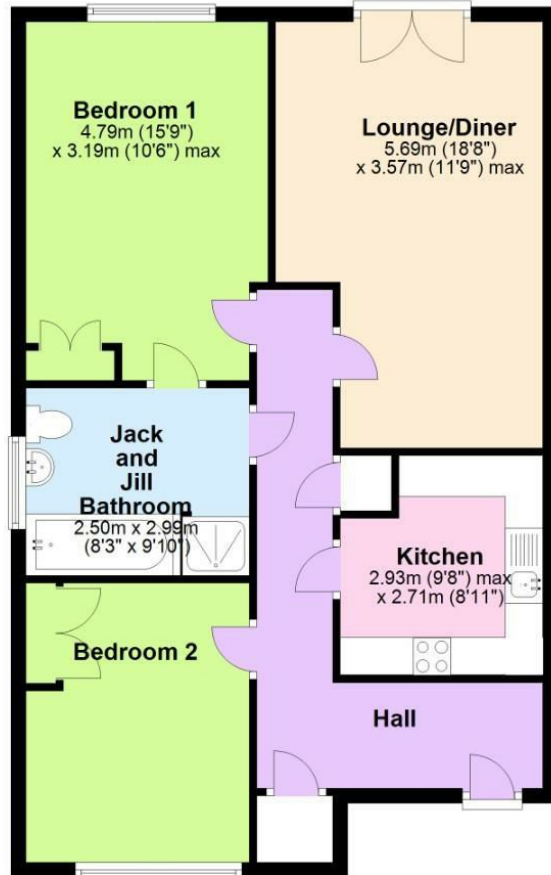
Ground Rent : £314.54

Service Charge: £ 1,988 Annually. £994 paid bi annually (Every 6 months).



### First Floor Apartment

Approx. 74.6 sq. metres (803.1 sq. feet)



Total area: approx. 74.6 sq. metres (803.1 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>	78	79
(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 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) <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		

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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