



5 Edward Court Edward Road

West Bridgford | NG2 5GP | Guide Price £235,000 - £250,000

**ROYSTON
& LUND**

- Guide Price Range: £235,000 - £250,000

- Three Double Bedrooms

- Kitchen/Diner

- Allocated Parking Space

- EPC Rating C

- Ground Floor Apartment In West Bridford

- Spacious Lounge

- Ensuite - Bathroom

- Leasehold

- Council Tax Band C





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Royston & Lund are pleased to present this property situated on Edward Court, a ground floor apartment located in the heart of West Bridgford. This purpose-built block offers a perfect blend of comfort and style, ideal for those seeking a modern living space.

Upon entering, you are greeted by the entrance hall which provides access to the accommodation throughout. The spacious lounge seamlessly flows into an adjacent kitchen/diner, providing the perfect setting for entertaining guests. The three double bedrooms offer ample space with the main bedroom being complemented by a convenient en-suite shower room/WC.

There is a well-appointed bathroom which includes a three piece white suite including a bath with an overhead shower, WC and a wash basin. The allocated parking space ensures that you never have to worry about finding parking.

Measuring at 904 sq ft, this property offers a generous amount of space for comfortable living. It is ideal for a professional couple or those looking to step onto the property ladder.

Leasehold Info:-

2024/25 Yearly Service Charge: £1,126.10 (This payment can be made by monthly or one off)

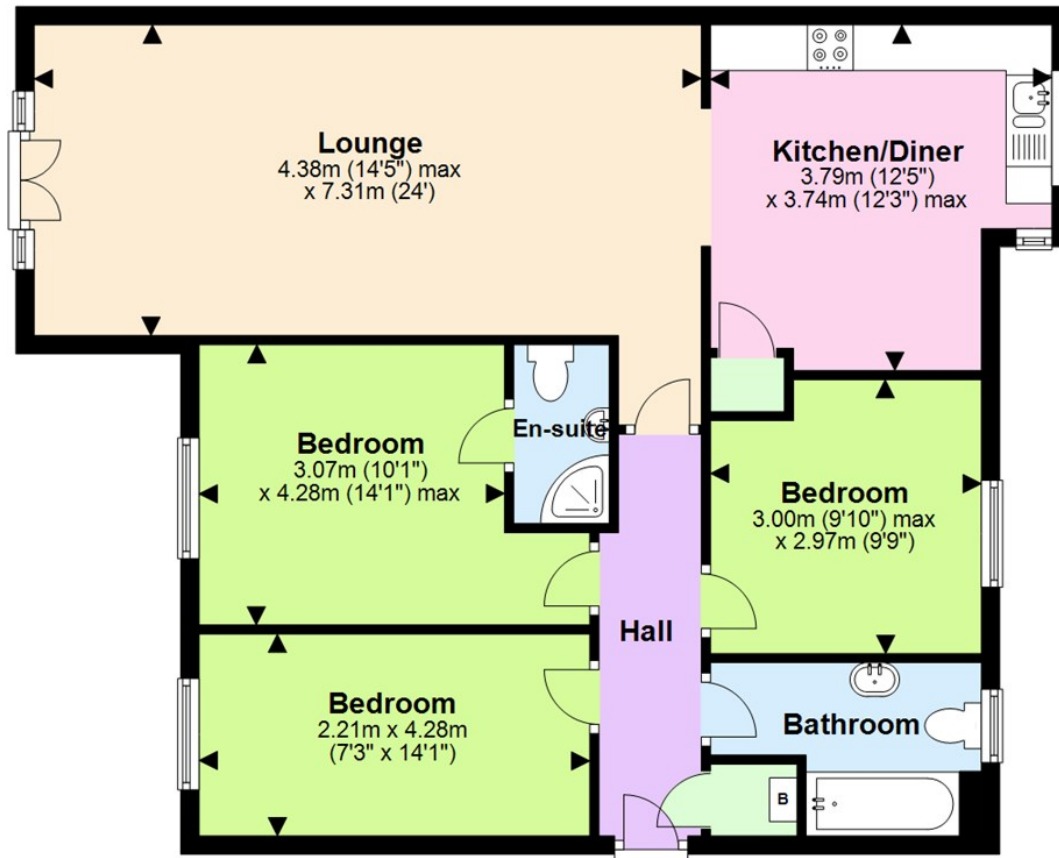
Ground Rent is included in the service charge.

Lease Term - 125 Years (Remaining 104 Years)

Lease Commencement Date 25 March - 2003



Ground Floor
Approx. 84.0 sq. metres (903.8 sq. feet)



Total area: approx. 84.0 sq. metres (903.8 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) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(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 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 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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