



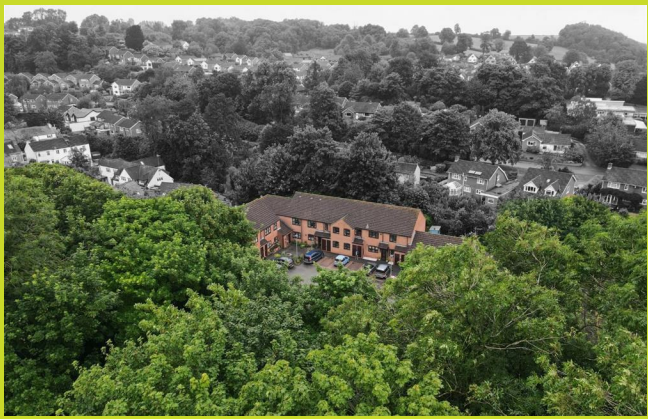
11 Elmsdale Gardens

Burton Joyce | NG14 5BF | Guide Price £155,000

ROYSTON
& LUND

- Guide Price Range £155,000 - £165,000
- Two Double Bedrooms
- Well Presented Throughout
- EPC D, Council Tax B
- Communal Gardens
- Development for the over 55s
- First Floor Apartment
- Leasehold
- Viewing Recommended
- No Upward Chain





Guide Price Range £155,000 - £165,000

A modern first floor flat in an attractive courtyard development for the over 55s sold with no upward chain and affording privacy and quiet but also the convenience of being approximately 1/4 mile from amenities in the centre of Burton Joyce and around 6 miles from Nottingham.

The accommodation comprises: stairs two the first floor door where there is access into the hallway, lounge, fitted breakfast kitchen, two double bedrooms and a shower room. Additional benefits include electric storage heaters, double glazing, parking space and communal garden area.

Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

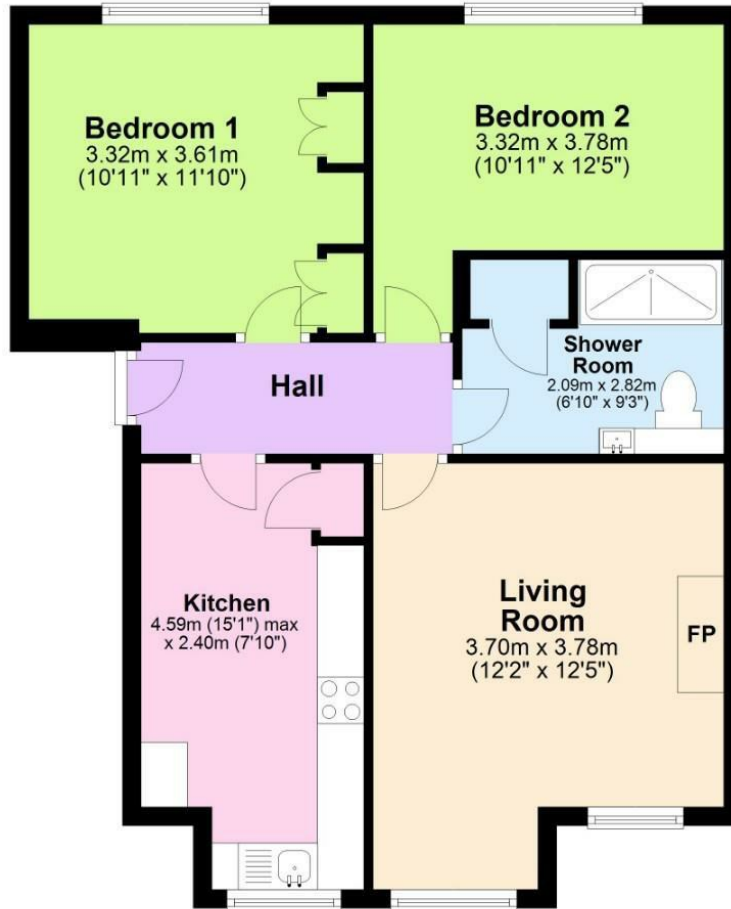
Agents Note - Lease - This property is held on a 125 year Lease from 1st January 1994.

We believe there is a peppercorn insurance rent and the service charge £130/quarter, we are just waiting on confirmation of these charges.



First Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



Total area: approx. 60.0 sq. metres (646.0 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(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.

ROYSTON & LUND