



51 Hilton Grange Hilton Crescent

West Bridgford | NG2 6UG | Guide Price £275,000

ROYSTON
& LUND

- Second Floor Apartment
- Over 55's Development
- On Site Facilities
- Regular Bus Service
- EPC Rating TBC
- Two Double Bedrooms
- Communal Car Park
- Shopping Precinct Nearby
- Leasehold
- Council Tax Band C





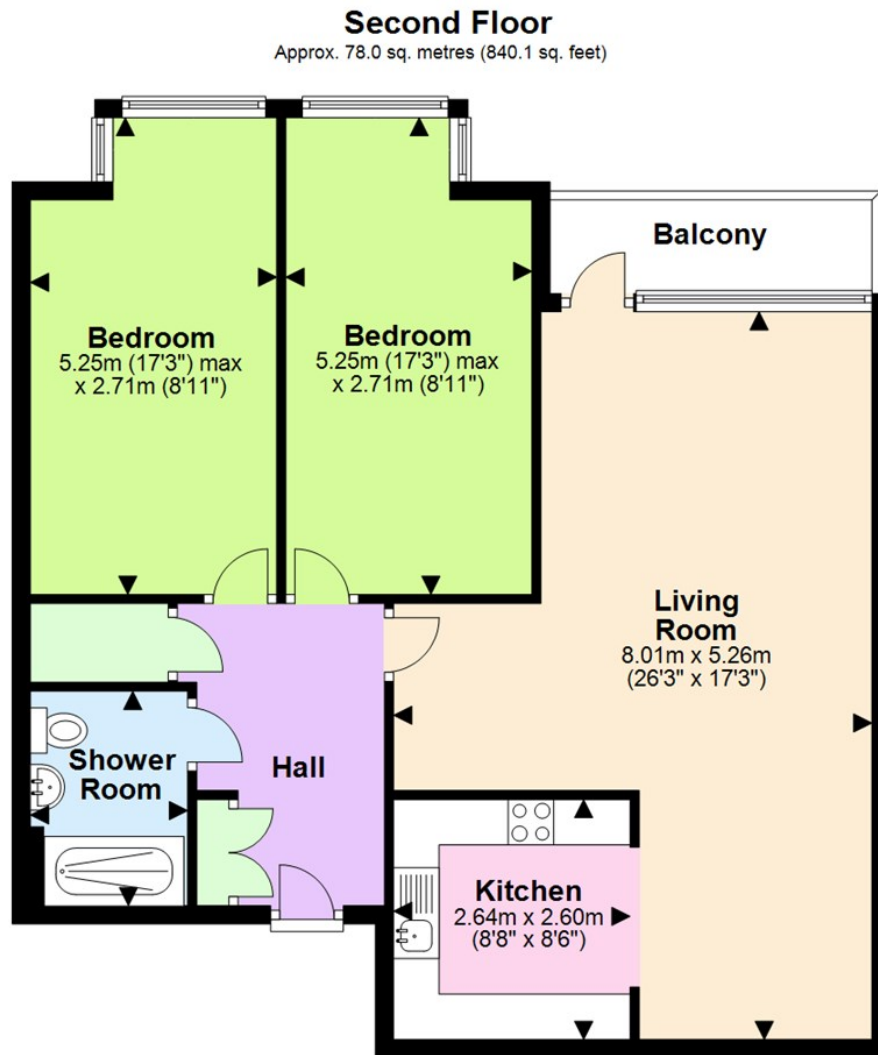
Royston and Lund are delighted to bring to the market this well presented light and airy second floor flat. Buying in the popular Hilton Grange development provides so much more than the flat itself. It is ideally located within it's community with a Coop, local butchers and hair dressers. There is a frequent local bus route round the corner for West Bridgford, Nottingham City as well as the community bus for the health centre.

Hilton Grange is a popular complex for over 55s with a fantastic community spirit and a lovely range of communal facilities including a large lounge for things such as coffee mornings, birthday parties or festive celebrations. It has plentiful parking, laundry and computer rooms, a gym and a guest bedroom for additional visitors.

The flat boasts a beautiful view over the gardens and established trees, with an southerly facing aspect. The property is entered through an intercom communication system with communal areas, lifts that lead to the second floor and wide hallway leading to the front entrance door. On entering the flat the hall benefits from a double storage cupboard and a deep walk in store cupboard, with access into the lounge, both bedrooms and the shower room. The large lounge / diner offers ample living space with a window and door that opens up onto the south facing balcony and an opening into the fitted kitchen. The room has a sense of light and space due to the light tunnels overhead that allow more natural light to pour into the apartment and the patio style full length window providing the view. Both double bedrooms benefit from dual aspect windows and the shower room consists of a shower, WC and wash basin.

Lease 999 years from 2006
Annual Service Charge - £5246.17





Total area: approx. 78.0 sq. metres (840.1 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.

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		
(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		

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