



75 Arkwright Walk

| NG2 2HY | Guide Price £295,000

ROYSTON
& LUND

- Guide Price Range: £295,000 - £310,000
- Walking Distance From Train Station and Tram Stop
- Bathroom & En-suite
- Built In Storage Throughout
- EPC Rating B - Freehold
- Three Storey Townhouse With Off Street Parking
- Four Bedrooms
- Downstairs WC
- Solar Panels & Battery For Storage
- Council Tax Band C





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Royston and Lund are delighted to bring to the market this well presented four bedroom modern townhouse in the Meadows. The property benefits from off street parking down the side and is conveniently located for fantastic access into the City Centre and West Bridgford.

Entering into the hallway that benefits from a downstairs WC, there is access into the kitchen/diner and stairs to the first floor. The kitchen benefits from a low level double oven, hob, extractor fan and a fridge/freezer with space for further freestanding appliances and access into the lounge at the rear. To the first floor there is a double bedrooms, single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. Finally to the second floor there are two further double bedrooms and a en-suite shower room with built in wardrobes to bedroom two. To the rear there is an enclosed lawned garden with fenced boundaries.



One of the most notable green spaces in The Meadows, Victoria Embankment runs along the River Trent and is a popular spot for walking, jogging, and picnics. It also hosts events such as the annual Riverside Festival. The Meadows is also well supplied by public transport with the Tram and regular bus services into the City Centre.

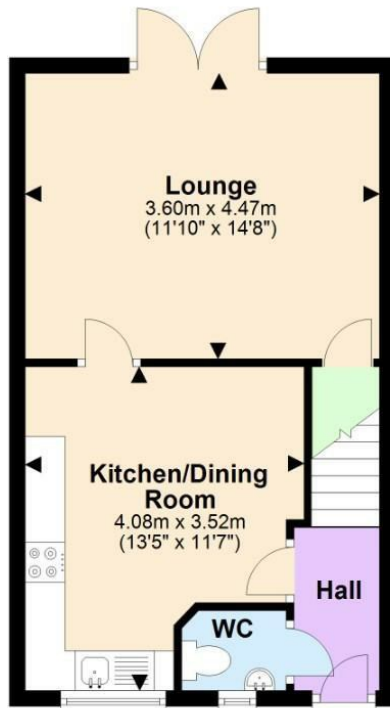


EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (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 | | | |
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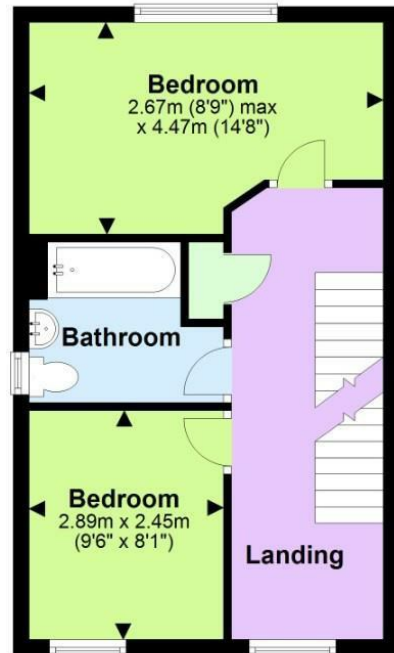
Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



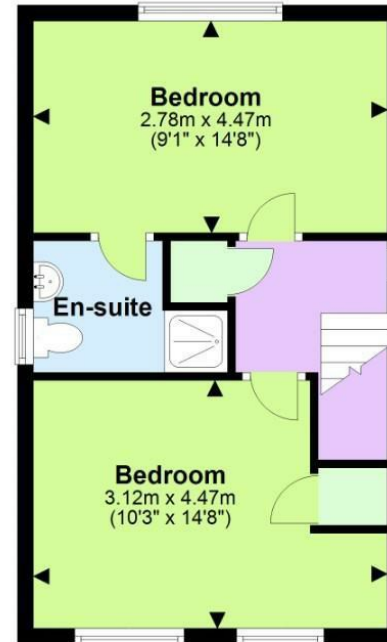
First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Second Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 104.0 sq. metres (1119.5 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.

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