

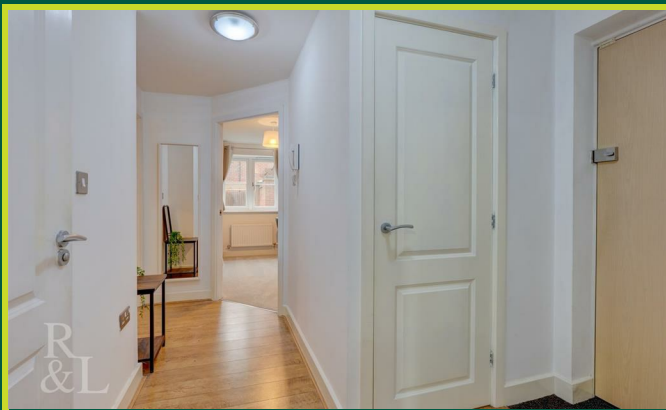


42 Deane Road

| NG11 7GQ | Offers In Excess Of £180,000

ROYSTON
& LUND

- Ground Floor Apartment
- Two Bedrooms With Built In Storage
- Open Plan Living With Private Access To The Front
- Allocated Parking Bay
- No Upward Chain
- Immaculately Presented Throughout
- Fantastic Transport Links For City Centre & M1
- Leasehold
- EPC Rating C
- Council Tax Band C





Royston and Lund are pleased to market this ground floor two bedroom apartment in Wilford. Situated on a well established modern development that has fantastic access to the A52 and West Bridgford. The property benefits from an allocated parking space and would make an ideal purchase for a first time buyer or buy to let investor.



In brief the property comprises an entrance hall with a wall mounted intercom & built in storage, an open plan living area, two bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. Both bedrooms have built in wardrobes and the main bedroom also has an en-suite shower room.

Lease - 125 years from 2008

Annual Service Charge - £1,600 split in to bi-annual payments

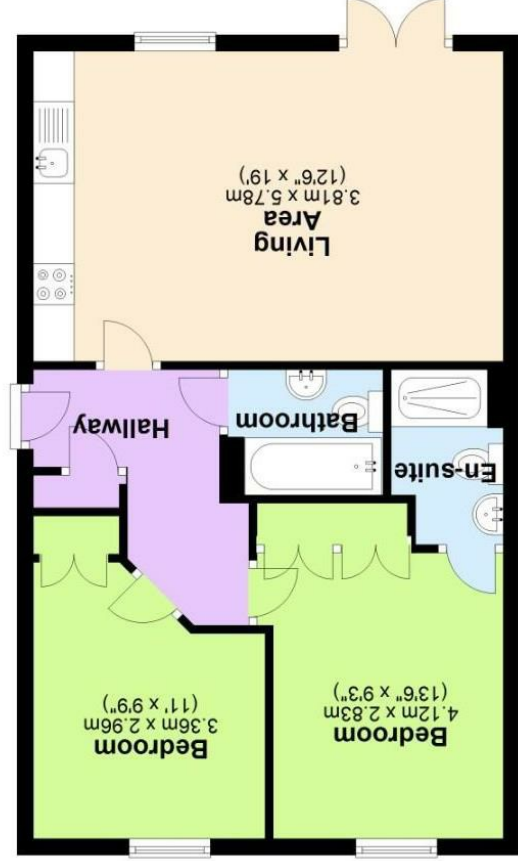
Ground Rent - £150 split in to bi-annual payments

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
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		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
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		

EPC



Ground Floor



Total area: approx. 55.9 sq. metres (601.6 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.

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