



29 Wakefield Close

| NG11 7HB | Offers Over £190,000

ROYSTON
& LUND

- Offers Over £190,000
- Offered to the market with no onward chain
- Allocated Parking Bay
- Close to Local Amenities
- EPC Rating C - Leasehold
- Ground Floor Apartment
- Two Double Bedrooms
- Built in Storage Throughout
- Good access for A52, West Bridgford & City
- Council Tax Band C





Offers Over £190,000

NO ONWARD CHAIN.

Tenants in situ until August 2025

Royston and Lund are pleased to bring to the market this well positioned two double bedroom ground floor apartment on a highly sought after modern development in Wilford. The apartment is ideally situated for easy access into the City Centre and West Bridgford Town Centre.

Entering into the hallway that benefits from a wall mounted intercom system and there is built in storage. The Open plan living area benefits from kitchen area, there are two well proportioned double bedrooms and a three piece bathroom that consists of a bath with shower overhead, WC and wash basin. The main bedroom features built in wardrobes and an en-suite shower room. The apartment also benefits from an allocated parking bay.

Service Charge in the year marketing commenced (£PA): £1,688.15

Ground Rent in the year marketing commenced (£PA): £150

Property Tenure is Leasehold. Term : 125 years from 1 January 2007 Term remaining 108 years.

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.

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.

Total area: approx. 57.3 sq. metres (617.2 sq. feet)



Ground Floor
Approx. 57.3 sq. metres (617.2 sq. feet)



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
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		
Current		
Potential		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
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Not energy efficient - higher running costs		
Current		
Potential		

EPC

