Rivermead Wilford Lane

West Bridgford | NG2 7RB | Guide Price £168,500 - £178,500

- **GUIDE PRICE £168,500 – £178,500**
- Balcony Views
- Well Presented
- Off Street Parking
- EPC Rating - E
- **EXCELLENT LOCATION**
- Two Bedrooms
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Council Tax Band - A

GUIDE PRICE £168,500 - £178,500

EXCELLENT LOCATION

A TWO bedroom top floor apartment in the Harvard House building with amazing views over the River Trent being sold in good condition, Situated close to West Bridgford Town Centre.

The property briefly comprises an entrance hallway, three bedrooms with two having access to the south facing balcony and two double bedrooms having built in storage. There is a bathroom with separate WC, a modern kitchen and the lounge has spanning views over the River Trent.

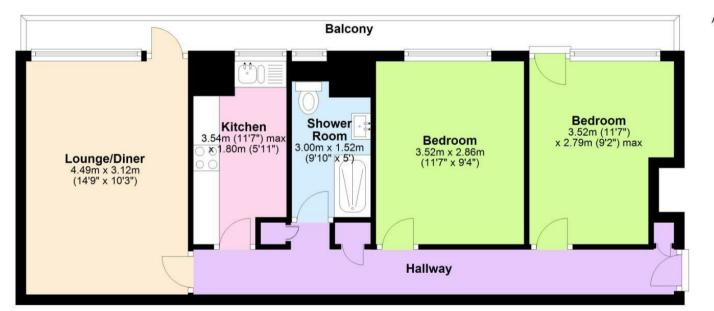The following leasehold information has been provided by the vendor:

The lease term is has recently been extended.
Lease Term: Extended lease 185 Years
Lease Commencement Date: 24th June 1975
Ground Rent: £150 Per Annum
Service Charge: £1,978.78

Sixth Floor
Approx. 55.4 sq. metres (595.8 sq. feet)

N

Balcony

Kitchen
3.54m (11'7") max
x 1.80m (5'11")

Shower Room
3.00m x 1.52m
(9'10" x 5')

Bedroom
3.52m x 2.86m
(11'7" x 9'4")

Bedroom
3.52m (11'7")
x 2.79m (9'2") max

Lounge/Diner
4.49m x 3.12m
(14'9" x 10'3")

Hallway

Total area: approx. 55.4 sq. metres (595.8 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.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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