



Flat 1 72 Musters Road

West Bridgford | NG2 7PS | Guide Price £180,000

ROYSTON
& LUND

- GUIDE PRICE
£180,000 - £200,000
- Immaculately Presented
- Excellent Transport Links
- Integrated Kitchen Appliances
- EPC Rating - C
- Two Bedrooms
- Off Street Parking
- Close By To Numerous Amenities
- Great For A First Time Buyer
- Council Tax Band - A





GUIDE PRICE £180,000 - £200,000

NO CHAIN

Nestled in an excellent location being close by to numerous amenities such as sporting venues and multiple transport links as well as being a stone's throw away from West Bridgford's central avenue, this ground floor apartment would be a great fit for working professionals or first time buyers.

Interior accommodation comprises of a porch/boot room upon entry which then lends itself to a generous size living room which has an impressive size bay window looking over the communal garden, flooding the room with natural light. The hallway in the property grants access to both bedrooms, the main bedroom being a double and benefitting from built in wardrobe space and a single bedroom with convenient cupboard hidden pull down bed which can be used to the vendors discretion. A three piece suite bathroom comprising of bath with shower overhead along with wash basin and WC. A sleek modern high quality fitted kitchen with integrated appliances (oven, hob and extractor fan)

Facing the property from the road there is a communal garden which gets looked after by the Musters Gables Management Co. and to the rear of the property there is a single garage for off street parking.

This ground floor apartment has been highly refurbished throughout and finished to a very high standard.

Length of lease - 999 years

Years Remaining - 974 years

Ground Rent - 100 p/m

Book your viewing today!





Total area: approx. 48.5 sq. metres (522.2 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	73	74
(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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