

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 Bridgfords central avenue, this ground floor apartment would be a great fit for working professionals or first time buyers.

Interior accomodation 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!

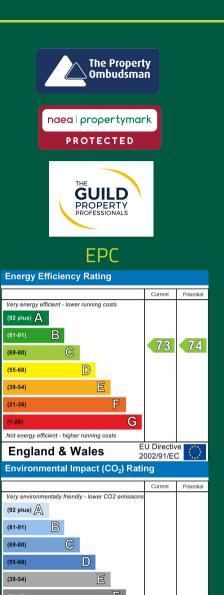


Total area: approx. 48.5 sq. metres (522.2 sq. feet)

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.

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EU Directive 2002/91/EC

Not environmentally friendly - higher CO2 emission

England & Wales