



17 Regency Point Radcliffe Road

West Bridgford | NG2 5HG | Guide Price £220,000

ROYSTON  
& LUND



- Two Double Bedrooms
- Private Off Street Parking
- First Floor Apartment
- Excellent Location
- Ideal First Time Buy Or Investment
- Main Bedroom Ensuite
- Open Plan Living
- Close By To Numerous Amenities
- EPC Rating - B
- Council Tax Band - C





\*\*\*GUIDE PRICE £220,000 - £240,000\*\*\*

OFFERED TO THE MARKET WITH NO CHAIN

Royston and Lund are delighted to bring to the market this executive style and spacious first floor apartment boasting over 850 square feet and situated in a highly sought-after residential location, within walking distance to West Bridgford central avenue and parks and with good transport links to Nottingham City Centre.

This well presented modern two double bedroom apartment was completely re-modelled in 2020 to include flooring, lighting, kitchen, en-suite bathroom and decorations throughout and has been excellently kept since then.

In brief the property comprises of communal entrance hallway, private entrance, open plan living, dining and kitchen area, large master bedroom with en-suite shower room, second double bedroom, family bathroom.

The property benefits from gas central heating, UPVC double glazing, allocated parking with further visitors parking spaces with gated secure entry system.

West Bridgford Town Centre, offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's.

Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.

Lease: 125 years from 2006 onwards; 109 Years Remaining;  
Ground rent : £250 / annum  
Service charge : £1,976 / annum



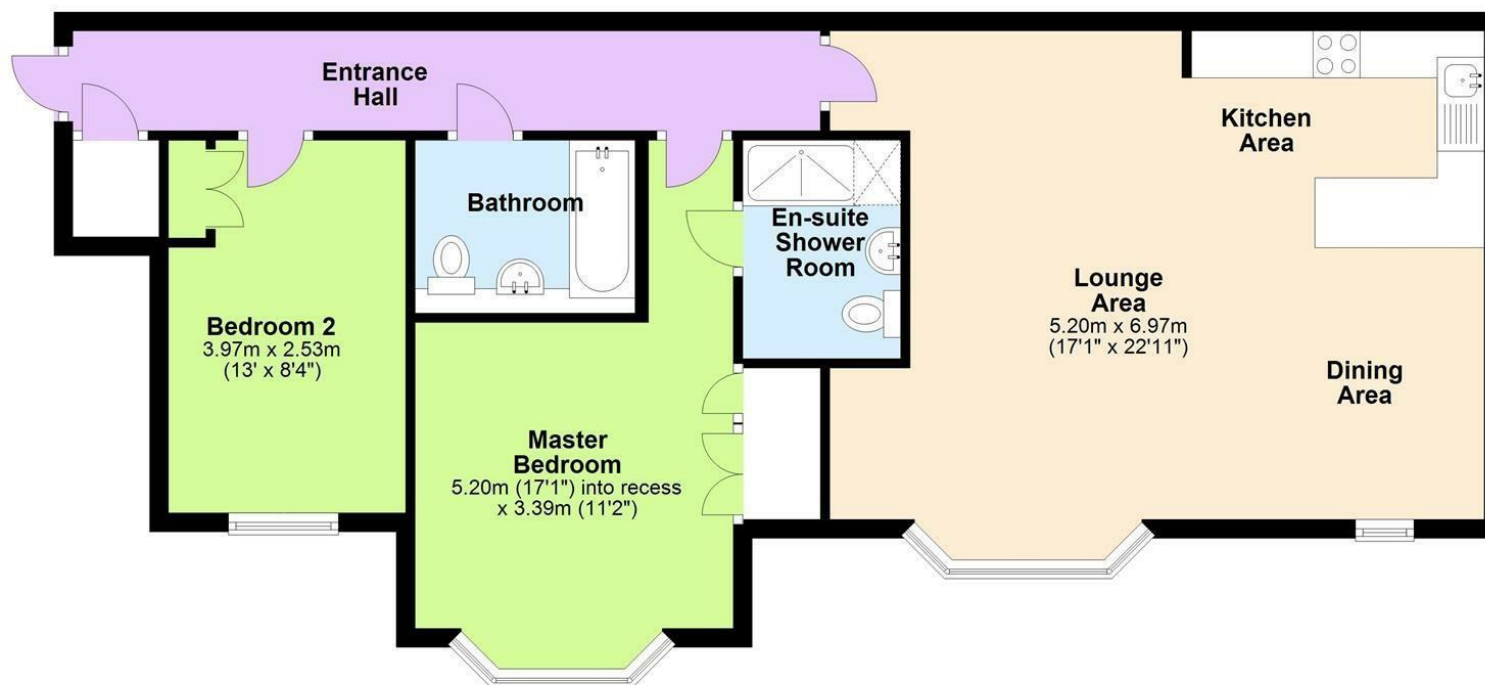


## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## First Floor

Approx. 79.5 sq. metres (855.2 sq. feet)



Total area: approx. 79.5 sq. metres (855.2 sq. feet)

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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