



2 Waters Edge, Bell Lane

| NG11 7GB | Guide Price £350,000 - £360,000

ROYSTON
& LUND

- **GUIDE PRICE £350,000 - £360,000**
- Three Storeys
- Two Single Garages And Ample Off Street Parking
- Built In Wardrobes and Ensuite Shower Room To The Principle Bedroom
- EPC Rating - C
- Three Bedroom Apartment
- Immaculately Presented Throughout
- Integrated Kitchen Appliances And Breakfast Island
- Excellent Transport Links And Close By To Numerous Amenities
- Council Tax Band - C





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A well appointed three bedroom, three storey apartment with views over the river trent. Situated close by to numerous amenities being in an ideal location. Close by to highly sought after schools, local shops and bars and restaurants being a short drive from West Bridgforads Central Avenue and being within walking distance from Wilford tram stop. This property would be an excellent fit for a growing family or first time buyers.

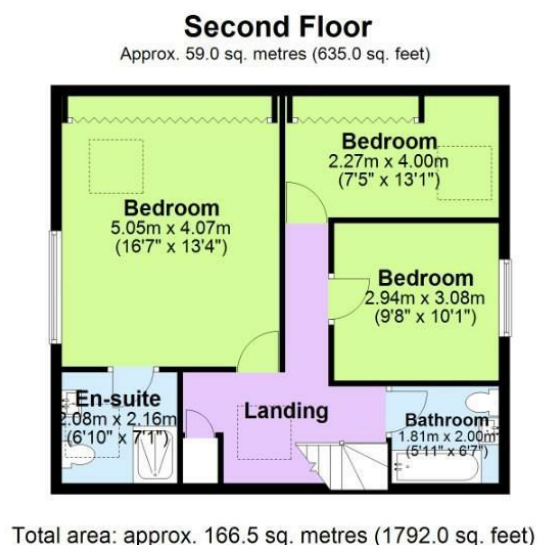
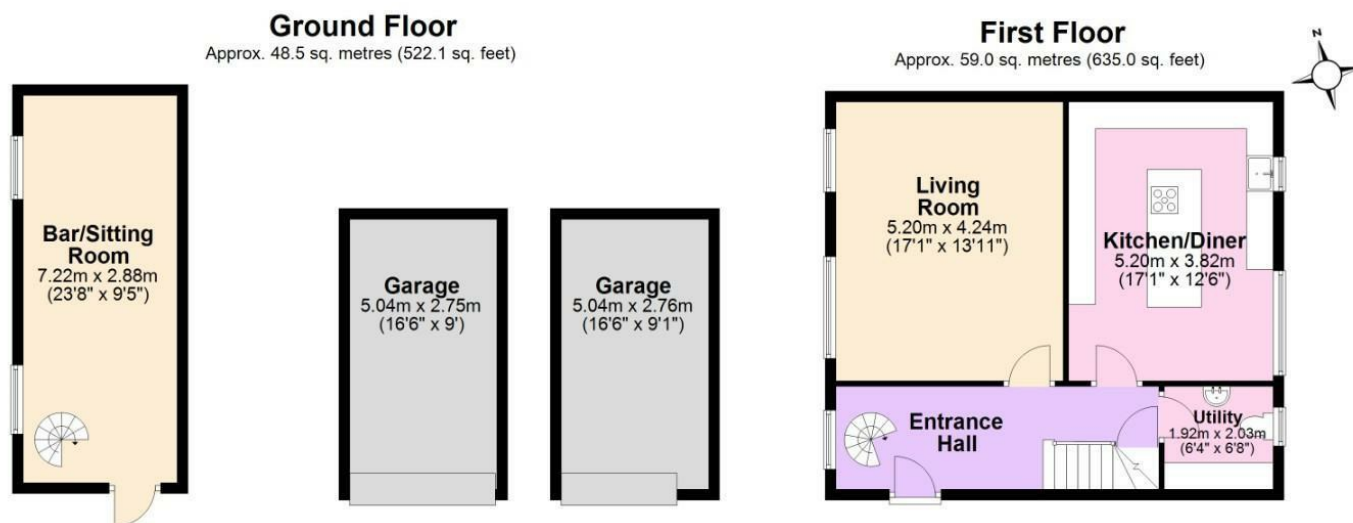
Interior accomodation comprises of a games room/living room with bar area to the ground floor with a spiral staircase leading to the living accommodation to the first floor. The first floor consists of an entrance hall that leads you into the main reception rooms, utility and stairs to the second floor landing. The living room is a spacious size with rear aspect windows and Juliet balcony looking over the river trent pieced together with a stylish media wall making it perfect for the family. The kitchen diner is generously sized with a range of integrated appliances and fitted base and wall units with quartz worktops with central island containing hob. Eye level oven and integral microwave along with built in fridge and freezer making this space great for home cooks and family occasions. The utility has the benefit of plumbing and electric for a washer dryer and boasts a WC and wash basin.

To the second floor there are three well proportioned double bedrooms. The main bedroom benefitting from river trent views from a further juliet balcony and built in wardrobes with an ensuite shower room. Bedroom two is a further double with integral wardrobes which is currently being used as an office. All three bedrooms have access to a separate three piece family bathroom.

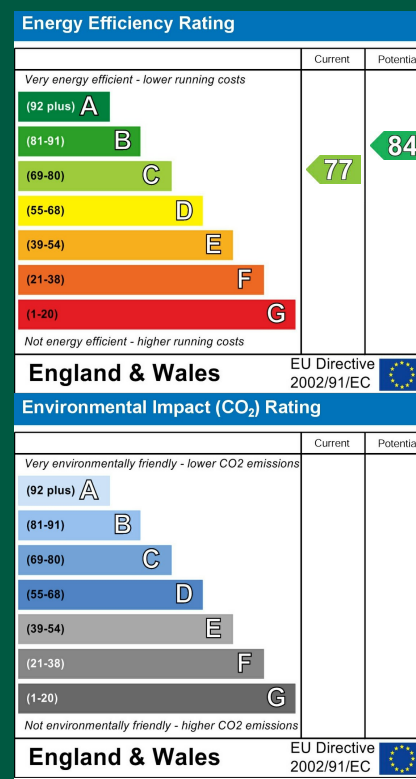
Facing the property there is ample off street parking via two convenient single garages and communal parking.

Length of lease: 125 years with 101 years remaining
Annual service charge of £500





EPC



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