



40 Harvard House Wilford Lane,
West Bridgford | NG2 7RD | Guide Price £145,000

ROYSTON
& LUND

- Views Over the River Trent
- Extended Lease
- Viewing Recommended
- No Onward Chain
- EPC Rating E
- Third Floor Apartment
- Three Bedrooms
- Allocated Parking Space
- Leasehold
- Council Tax Band A





EXTENDED LEASE, Stunning RIVER VIEWS and a SOUTH FACING BALCONY.

A THREE bedroom third floor apartment in the Harvard House building with amazing views over the River Trent being sold in good condition, no upward chain and is 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 189 Years

Lease Commencement Date: 24th June 1975

Ground Rent: £15 Per Annum

Service Charge: £2712.05

Third Floor
Approx. 81.4 sq. metres (875.8 sq. feet)



Total area: approx. 81.4 sq. metres (875.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**