

34, Harvard House Wilford Lane

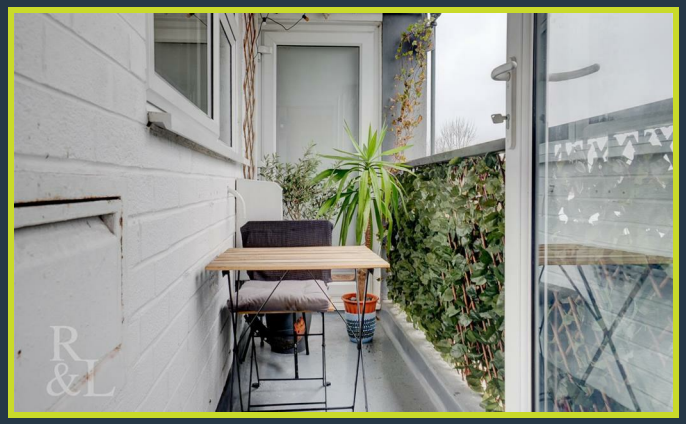
West Bridgford | NG2 7RD | Offers Over £155,000

ROYSTON & LUND

- ROYSTON & LUND PROUDLY PRESENT
- Balcony
- Modern Tiled Bathroom
- Close By To Numerous Amenities
- EPC Rating - D
- River Views Showing Trent Bridge
- Integrated Kitchen Appliances
- Central Location
- Excellent Transport Links
- Freehold - Council Tax Band - A

















Royston and Lund are please to bring to the market this two bedroom third floor apartment in Harvard House. The property benefits from lovely views over the river from every room and is sold with no upward chain. Harvard House has it's own shop on site, as well as a permit for ground level parking and further secure underground car park (At an extra cost).

In brief the property comprises an entrance hallway with lots of storage, a living room to the rear with access onto the balcony joining to the master bedroom. Two spacious double bedrooms with access onto the balcony from the main bedroom, a shower room consisting of a double shower, WC and wash basin. The fitted kitchen benefits from an integrated oven, hob, extractor fan, fridge/freezer and a washing machine.

West Bridgford is one of Nottinghamshire's most sought-after locations for buyers, combining a strong community feel with excellent amenities and easy access to the city centre. Popular with families and professionals alike, it's known for its highly regarded schools, attractive parks, and vibrant Central Avenue high street with cafés, bars and independent shops.

Length of lease: 139 Years
Years remaining: 139 Years
Ground rent: £10.00
Annual Service Charge: (including reserve fund) : £2854.40 p.a.

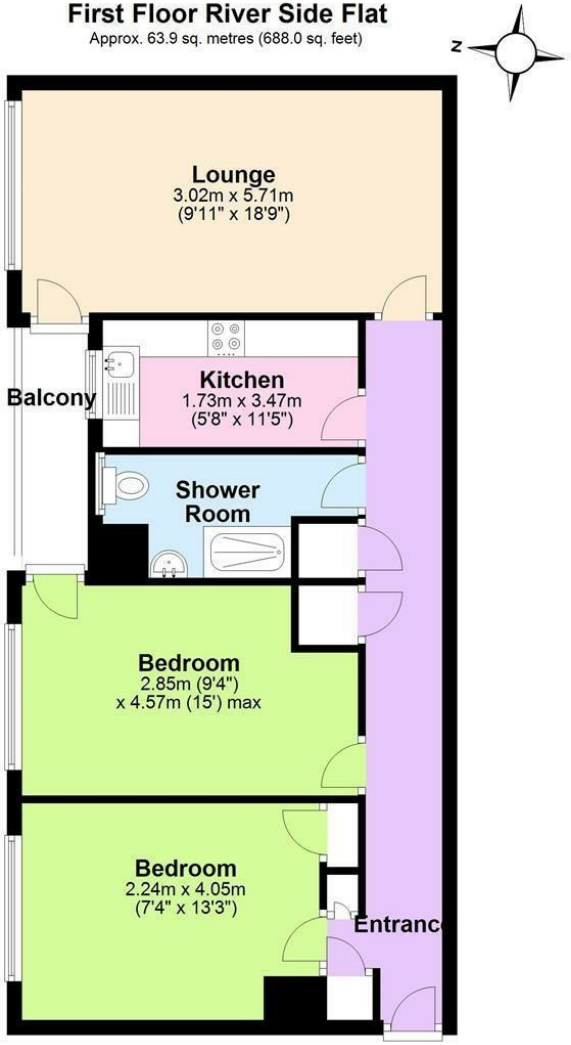
Disclaimer:
All costs of a major nature are taken from the reserve fund, and there are several projects that the management company are undertaking in the coming years as below:

- Concrete repair works to all 3 blocks
- Lift replacement (6) – doing one lift a year from 2026
- Fire Risk Assessment works – These contain fire stopping and compartmentation to all areas noted within the compartmentation survey
- Intercom upgrades to all blocks

It is standard practise to understand the indicative costs when carrying out any of the projects listed above, however the management company can not commit to firm costings until the second stage of consultation under section 20 of the landlord and tenant act 1985

First Floor River Side Flat

Approx. 63.9 sq. metres (688.0 sq. feet)



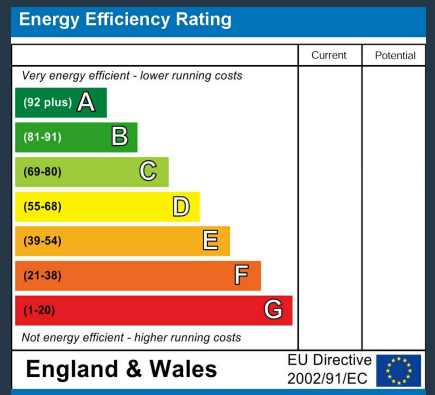
Total area: approx. 63.9 sq. metres (688.0 sq. feet)

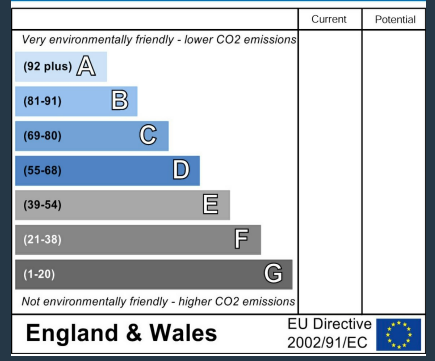
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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ROYSTON & LUND