



R
& L

5 Dann Place

Wilford | NG11 7FA | Guide Price £185,000 - £195,000

ROYSTON
& LUND

- Two Bedroom Second Floor Apartment
- Perfect Opportunity For First Time Buyers
- Allocated Parking
- Close By To Numerous Amenities
- Council Tax Band - C
- Immaculately Finished Throughout To A High Standard
- Four Piece Suite Bathroom
- Excellent Transport Links
- EPC Rating - C





GUIDE PRICE £185,000 - £195,000

Royston and Lund are delighted to bring to the market this beautiful two bedroom second floor apartment located in Wilford. Situated close by to numerous amenities that Wilford and West Bridgford has to offer from local shops, bars and restaurants. Not to mention being walking distance from Wilford tram stop which will take you straight into the City Centre. This property would be a great fit for first time buyers or working professionals.



Interior accommodation comprises a spacious hallway upon entry that leads into both bedrooms, Jack and Jill bathroom, living room and kitchen. The living room is a generous size and benefits from a Juliette balcony with lovely views over the river trent. The kitchen showcases high quality base and wall units that house top of the range integrated appliances from an oven, hob and extractor fan along with built in washing machine.

Both bedrooms are well proportioned doubles with the master having access to the spacious four piece Jack and Jill bathroom consisting of a separate bath and shower along with a wash basin.

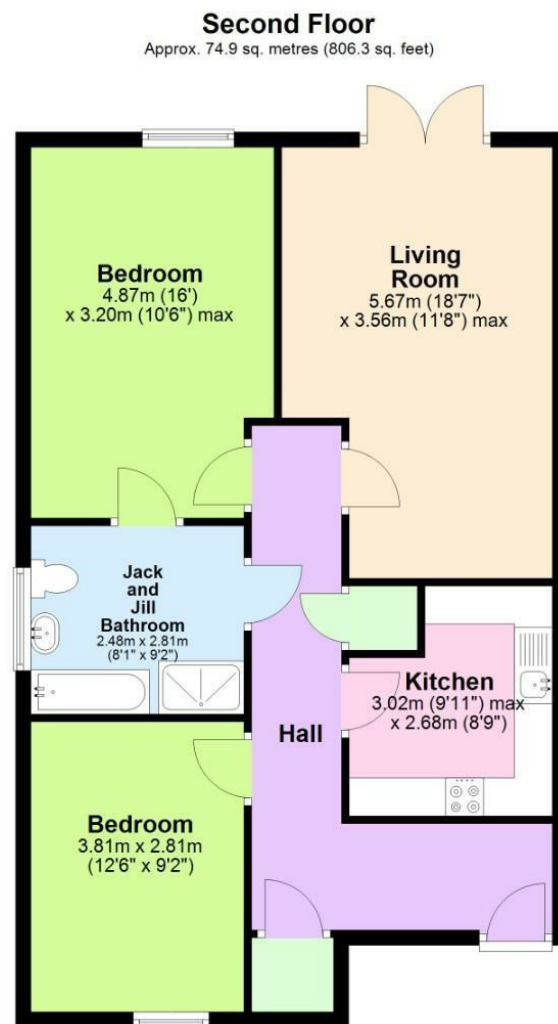
Facing the property there is ample off street parking via a gated carpark with an allocated parking space. To the rear there are stunning views of the River Trent.

Length Of Lease: 150 years

Years Left: 127 Years

Ground Rent: £314.00

Service Charge: £2181.000



Total area: approx. 74.9 sq. metres (806.3 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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 ₂) 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		

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