

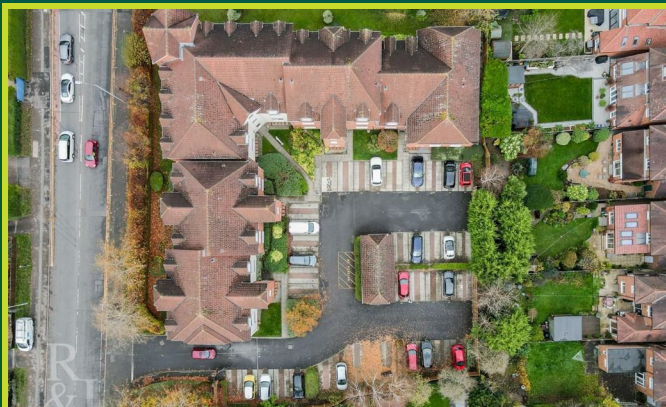


30 Eton Place Loughborough Road

West Bridgford | NG2 7EA | Guide Price £185,000 - £195,000

ROYSTON
& LUND

- **GUIDE PRICE £185,000 - £195,000**
- Brand New Ensuite Shower Room And Brand New Three Piece Bathroom
- Allocated Off Street Parking
- Excellent Transport Links
- EPC Rating - C
- Two Double Bedroom Apartment
- Gated With Code Entry
- Walking Distance From Numerous Amenities
- Well Presented
- Leasehold - Council Tax Band - C





****GUIDE PRICE £ 185,000 - £ 195,000****

Royston and Lund are delighted to bring to the market this two bedroom second floor apartment located in West Bridgford. Situated within walking distance from Loughborough Road shops and Central Avenue where there are local pubs, bars and restaurants. Not to mention having excellent transport links into the the City Centre. This property would be a great fit for first time buyers or a buy to let.



Interior accomodation comprises of an entrance hall that leads into the main reception room, both double bedrooms and bathroom. The kitchen/living room is a great size with integrated kitchen appliances such as an oven, hob and extractor fan along with plenty of room to add further freestanding appliances. Adjoined to the kitchen is the living room which has a front aspect window flooding the room with natural light. Both bedrooms are well proportioned doubles. The principle bedroom and bedroom two both have access to a recently renovated ensuite shower room and three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC. To the hallway the there is ample storage space via cupboards.

The apartment complex is gated with code entry and there is an allocated car parking space.

Lease Term: 155 Years

Years Left: 133 Years

Ground Rent: £ 100.00

Annual Service Charge: £ 1350.00

Second Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



Total area: approx. 56.5 sq. metres (608.1 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**