



Bridgford Point Scarrington Road

West Bridgford | NG2 5BR | Guide Price £185,000 - £195,000

ROYSTON
& LUND

- Two Bedroom First Floor Apartment
- Full Refurbished Throughout To A High Standard
- Open Plan Kitchen And Living Room
- Ensuite And Separate Family Bathroom
- Close By To Numerous Amenities
- Excellent Transport Links
- Allocated Parking Space
- Viewing Highly Recommended
- EPC Rating - C
- Council Tax Band - B





GUIDE PRICE £ 185,000 - £ 195,000

****FULLY REDECORATED THROUGHOUT****

A well-positioned two-bedroom first-floor apartment located in central West Bridgford, with access to numerous amenities, including local shops and major sporting venues on your doorstep, while being just a short walk from West Bridgford's Central Avenue. This property would be an excellent fit for a first-time buyer, working professionals, or as a high-quality buy-to-let investment.

The internal accommodation comprises an entrance hall leading to the main reception room, both bedrooms, and the bathroom. The reception room is generously sized and benefits from a rear-aspect window, flooding the living area with natural light. The adjoining kitchen features a range of base and wall units, along with an integrated oven, hob, and extractor fan, while still providing ample space for freestanding appliances.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from an en-suite shower room. There is also a separate three-piece bathroom suite comprising a bath with a shower overhead, a wash basin, and a WC.

The apartment also benefits from an allocated parking space.

Service Charge: £ 1,018.21 bi annually

Ground Rent: £ 75.00 bi annually

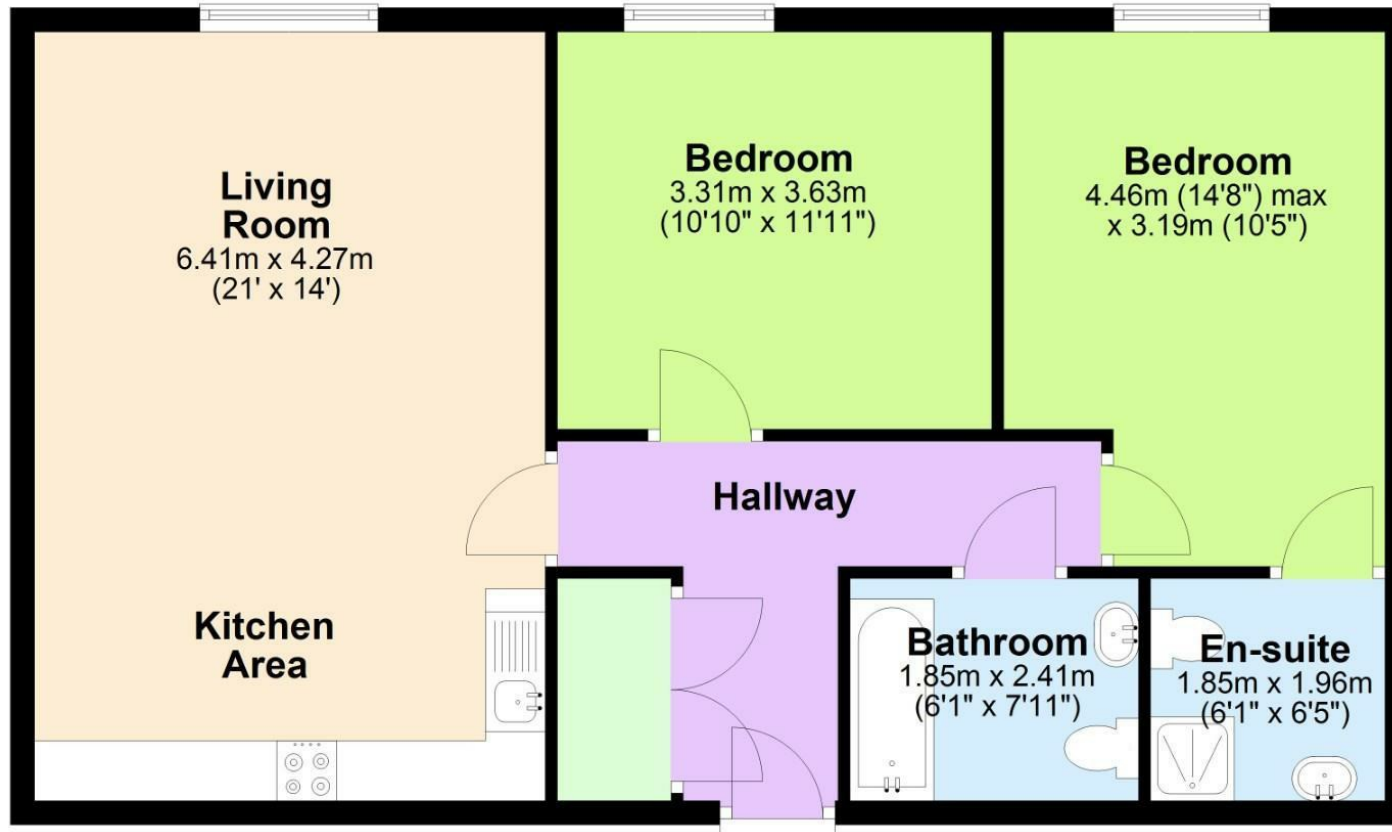
Lease 125 years from 1 January 2006





First Floor

Approx. 72.3 sq. metres (778.5 sq. feet)



Living Room
6.41m x 4.27m
(21' x 14')

Bedroom
3.31m x 3.63m
(10'10" x 11'11")

Bedroom
4.46m (14'8") max
x 3.19m (10'5")

Hallway

Kitchen Area

Bathroom
1.85m x 2.41m
(6'1" x 7'11")

En-suite
1.85m x 1.96m
(6'1" x 6'5")

Total area: approx. 72.3 sq. metres (778.5 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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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