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34, Harvard House Wilford Lane
West Bridgford | NG2 7RD | £165,000

ROYSTON
& LUND

- First Floor Two Bedroom Apartment
- Balcony
- Modern Tiled Bathroom
- Close By To Numerous Amenities
- EPC Rating - TBC
- River Views Showing Trent Bridge
- Integrated Kitchen Appliances
- Central Location
- Excellent Transport Links
- Freehold - Council Tax Band - A





Royston and Lund are pleased to bring to the market this two bedroom first 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 its 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: £2030.84



EPC

Energy Efficiency Rating

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

EU Directive 2002/91/EC

England & Wales

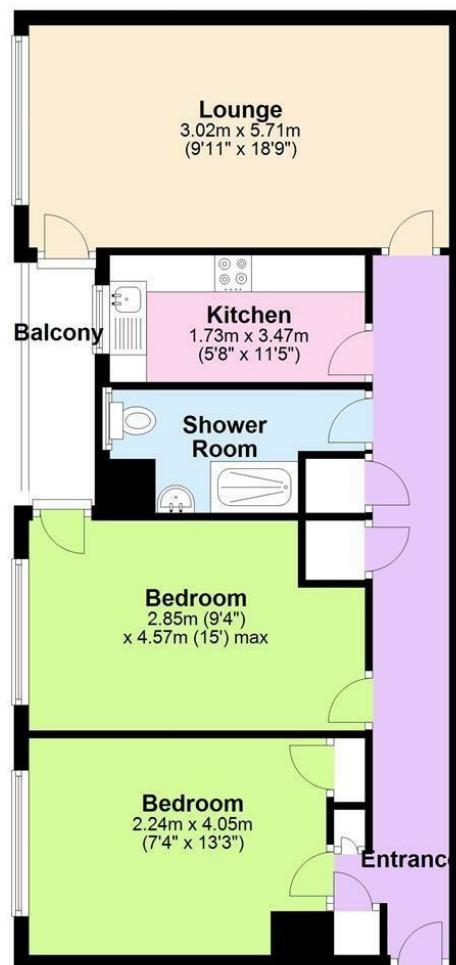
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

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)

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**