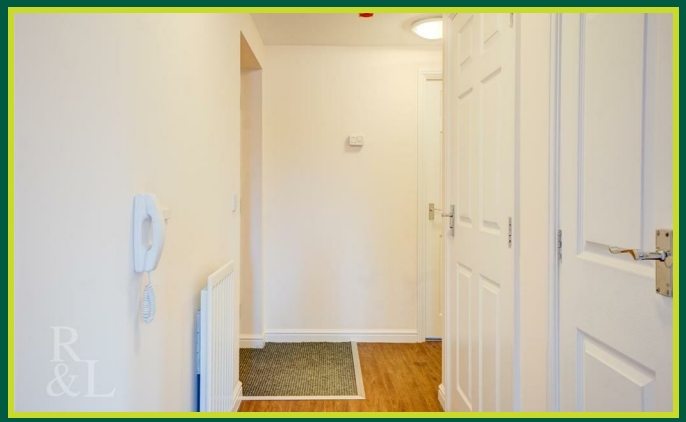
12 Regency Point Radcliffe Road

West Bridgford | NG2 5HG | Guide Price £159,950 - £185,000

ROYSTON & LUND

- Two Bedroom First Floor Apartment
- Modern Three Piece Bathroom
- NO UPWARD CHAIN
- Coded Gated Entrance
- EPC - C
- Open Plan Kitchen Dining Room
- Built In Wardrobe
- Allocated Secured Parking Space
- Central Location, Close By To Numerous Amenites
- Council Tax Band - C



GUIDE PRICE £160,000 - £170,000
NO UPWARD CHAIN

Royston and Lund are delighted to bring to the market this immaculately presented and ready to move into spacious first floor apartment situated in a highly sought-after residential location, within walking distance to West Bridgford Central Avenue and parks and with good transport links to Nottingham City Centre.

In brief the property comprises a hallway upon entry, open plan living, dining and kitchen area with high quality fixtures and fittings, large master bedroom with built in wardrobes. Second single bedroom and three piece family bathroom.

The property benefits from gas central heating, UPVC double glazing, allocated parking with further visitors parking spaces with gated secure entry system.

West Bridgford Town Centre, offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's.

Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket and other major sporting venues.

Length of Lease : 125 years
Years remaining : 106
Ground rent : £250
Annual service charge : £1349.40

Ground Floor

Approx. 53.8 sq. metres (578.9 sq. feet)

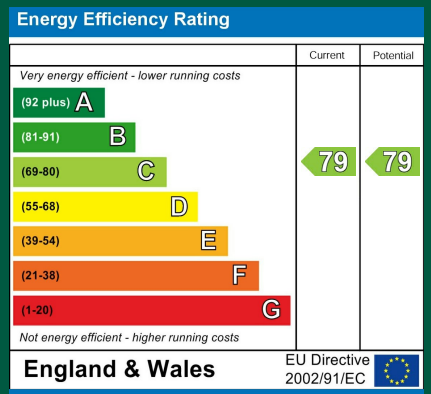
Total area: approx. 53.8 sq. metres (578.9 sq. feet)

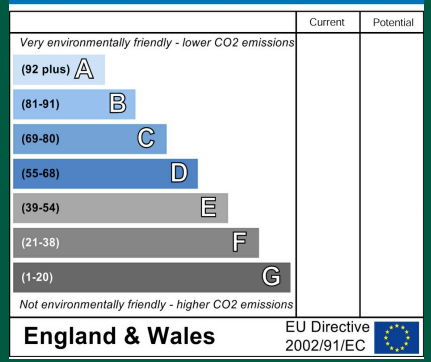
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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ROYSTON & LUND