



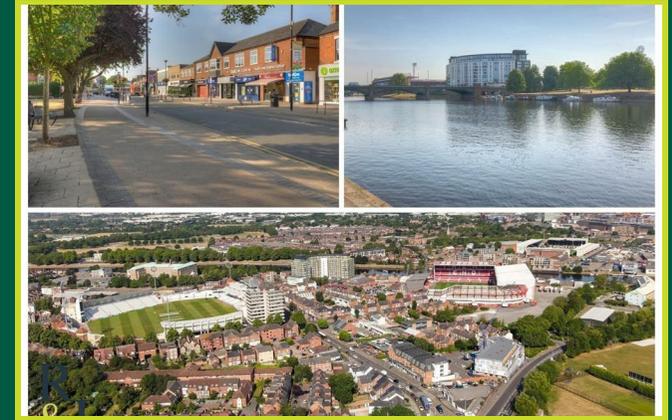
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12 Regency Point Radcliffe Road

West Bridgford | NG2 5HG | Guide Price £165,000 - £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 Amenities
- 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)



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**