

50 Hilton Grange Hilton Crescent

West Bridgford | NG2 6UG | Asking Price £265,000

ROYSTON & LUND

- *PROUDLY PRESENTED BY ROYSTON AND LUND*
- **NO CHAIN**
- Second Floor Two Bedroom Apartment
- Ensuite And Family Bathroom
- Balcony Overlooking Communal Gardens
- Car Park
- Communal Resident Areas
- Lift Access
- EPC Rating - B
- Council Tax Band - C

















NO CHAIN
PERFECT FOR DOWNSIZING

Royston and Lund are delighted to bring to the market this two double bed apartment with ensuite and family bathroom features in West Bridgford. One of the large style apartments in the sought-after Hilton Grange development is located on the top floor with lift access and benefiting from a balcony which offers views over the communal gardens.

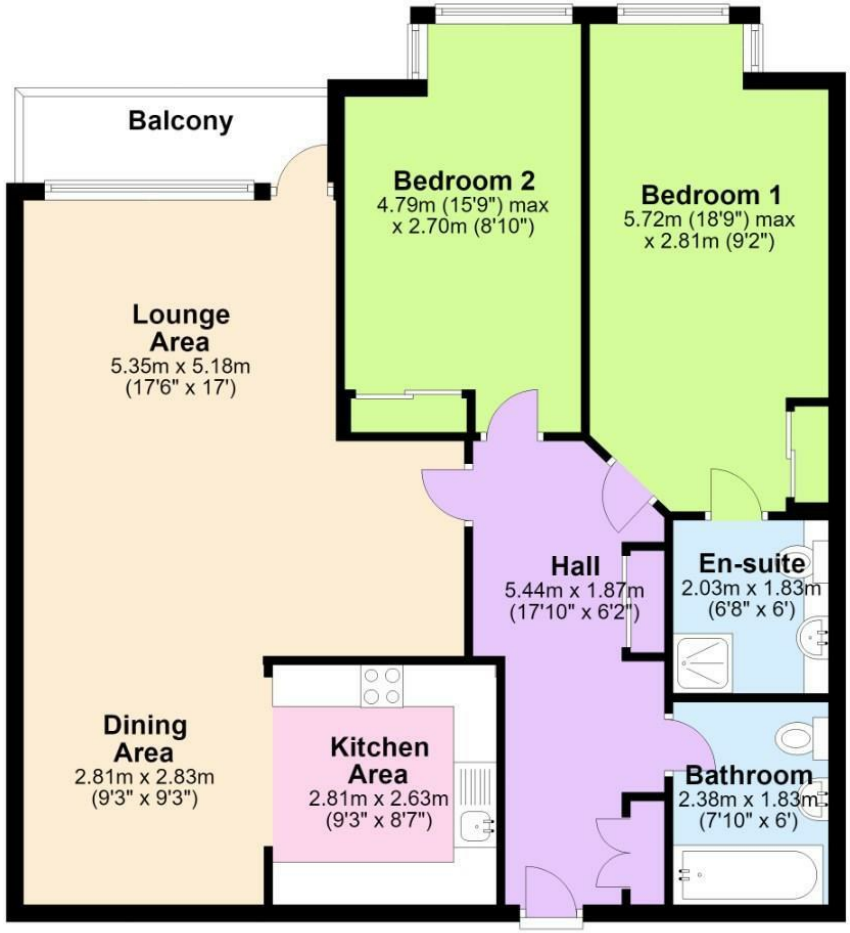
Hilton Grange is a popular complex for over 55's with convenient transport links, access to local shops and is being sold with no upward chain. The property is entered through an intercom communication system with communal areas, lifts that lead to the top floor and communal hallway leading to the front door. The entrance door opens to a generous reception hall with built in cupboards and storage, a spacious lounge dining room and kitchen area which has a balcony seating area overlooking the communal gardens. There are two double bedrooms have built in wardrobes with the principle bedroom benefitting from its own ensuite and then a separate family bathroom.

The Hilton Grange complex benefits from a range of facilities such as plentiful parking, laundry, computer room, lounge, gym, guest room and a variety of social events.

Annual Service Charge 24/25 : £4961.00
Estimate Service Charge per month for 24/25: £413.41

Second Floor

Approx. 87.9 sq. metres (946.3 sq. feet)
(excluding Balcony)



Total area: approx. 87.9 sq. metres (946.3 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.

The Property Ombudsman

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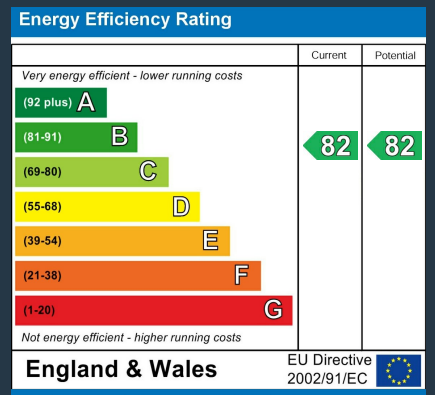
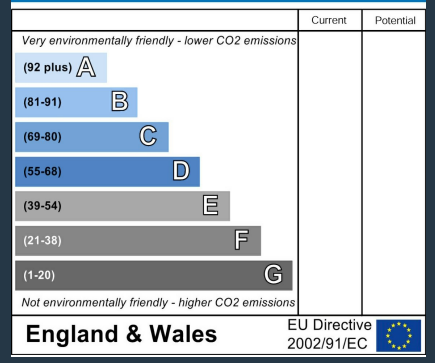
THE GUILD PROPERTY PROFESSIONALS

EPC





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