



Bridgford Point Scarrington Road

West Bridgford | NG2 5BR | Guide Price £170,000 - £195,000

ROYSTON
& LUND

- *** NO CHAIN ***
- Open Plan Kitchen And Living Room
- Close By To Numerous Amenities
- Allocated Parking Space
- EPC Rating - C
- Two Bedroom First Floor Apartment
- Ensuite And Separate Family Bathroom
- Excellent Transport Links
- Full Refurbished Throughout To A High Standard
- Council Tax Band - B





****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



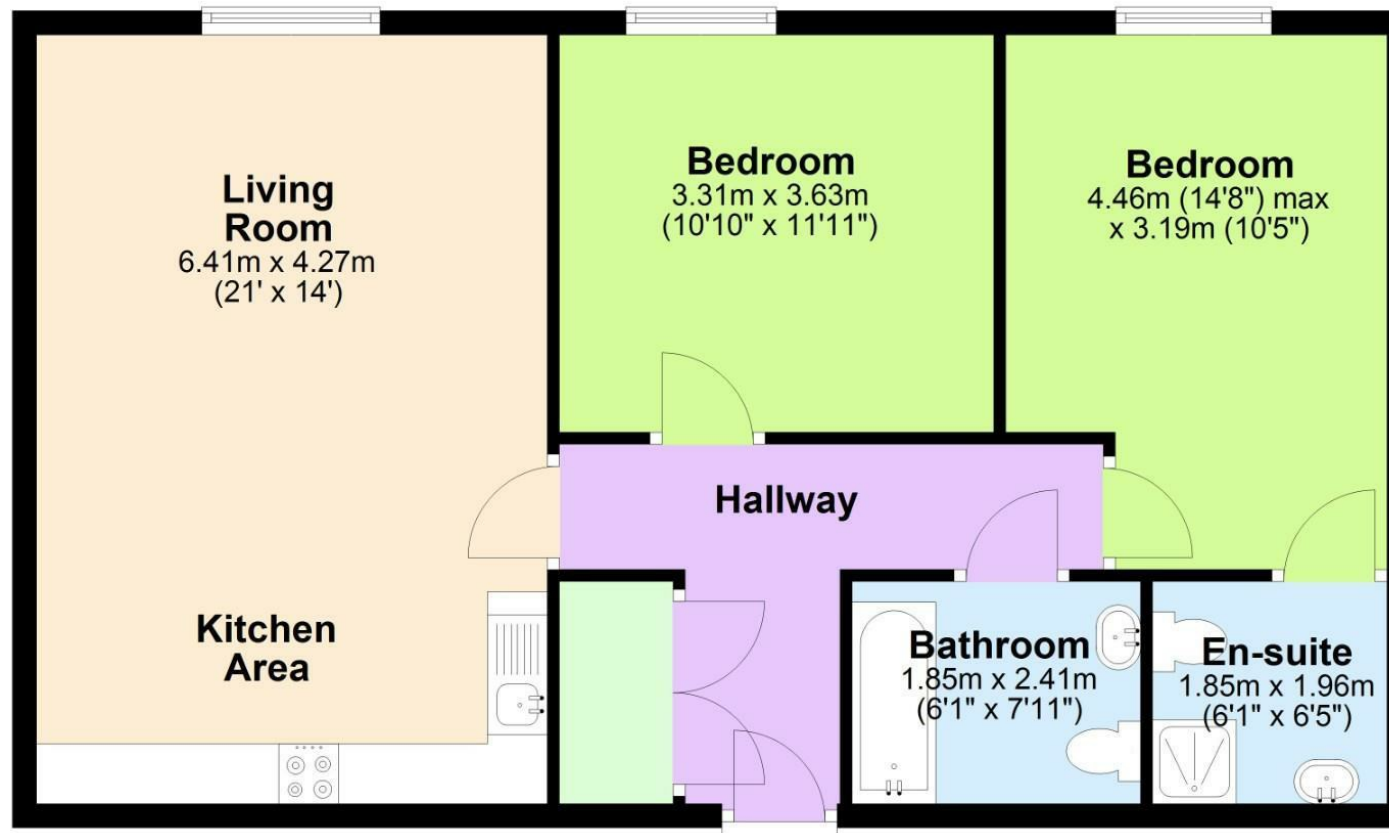


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	71	84
(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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

First Floor

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



Total area: approx. 72.3 sq. metres (778.5 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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