

11 Ironwood Close

Edwalton | NG12 4GJ | 50% Shared Ownership £131,000

ROYSTON & LUND

- Two Double Bedrooms
- Immaculately Presented Throughout
- Ground Floor WC
- Close By To Numerous Amenities
- EPC Rating - B
- Semi Detached
- Integrated Kitchen Appliances
- Ample Off Street Parking
- Excellent Transport Links
- Council Tax Band - B

















SHARED OWNERSHIP AT 50% £131,000 WITH THE OPPORTUNITY TO PURCHASE 100%

A well-proportioned, two-bedroom semi-detached house located on the modern Edwalton development, which has proved incredibly popular and benefits from being within the catchment areas for West Bridgford and Edwalton schools.

In brief, the property has a spacious living room to the rear, with French doors leading to the rear garden, a modern kitchen with integrated appliances and a ground-floor WC.

To the first floor are two well proportioned double bedrooms with the second bedroom showing built in cupboard space. Both bedrooms share a three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

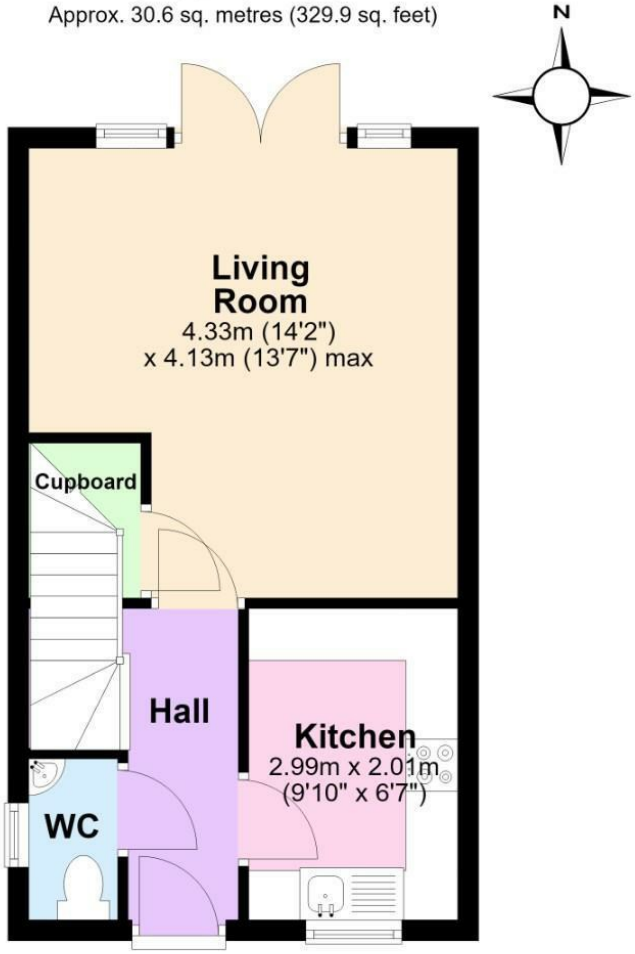
To the front of the property, there is ample off-street parking via a double tandem driveway. To the rear, there is a well-maintained lawned garden with a patio, pathways and a decked area providing space for outdoor seating. The garden is fully enclosed by fenced boundaries.

Current Monthly Charges :
Service charge - £20.66
Buildings insurance - £44.91
Management fee - £12.50
Reserve fund payment - £10.00

Please Note: The above charges are up for review and subject to change once per year in April.

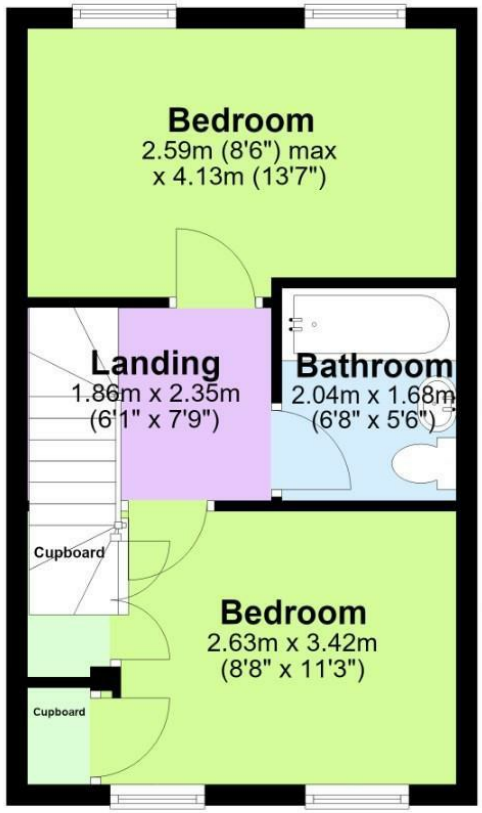
Ground Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



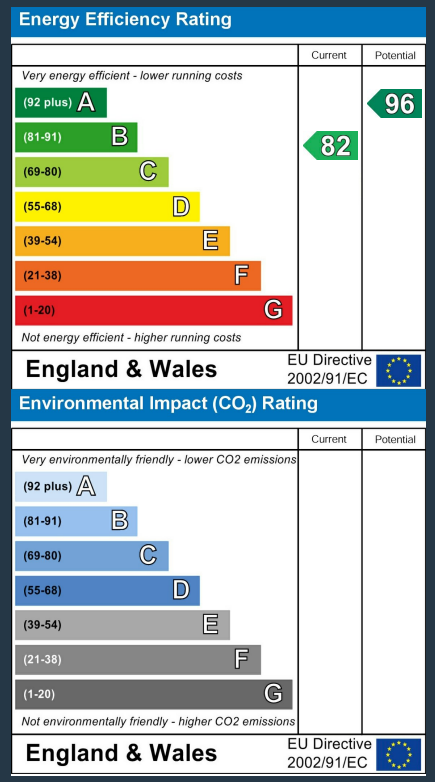
Total area: approx. 60.7 sq. metres (653.1 sq. feet)

The Property Ombudsman

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EPC



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