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148 Yale House Wilford Lane

West Bridgford | NG2 7RH | Guide Price £110,000

ROYSTON  
& LUND

- Two Bedroom Fourth Floor Apartment
- Off Street Parking
- Ample Storage Space
- Excellent Transport Links
- EPC Rating - D
- Central West Bridgford Location
- Balcony
- Close By To Numerous Amenities
- Viewing Recommended
- Council Tax Band - A





\*\*GUIDE PRICE £ 110,000 - £ 120,000\*\*

A well appointed fourth floor two bedroom apartment located in Yale House in West Bridgford. Situated close by to numerous amenities that West Bridgford such as Central Avenue where there are local shops, pubs and restaurants, not to mention excellent transport links to the surrounding villages and into the City Centre. This property would be a great fit for first time buyers or a buy to let.

Interior accommodation comprises an entrance hall that leads into the main reception room, kitchen, bathroom and both bedrooms. The living room is a generous size and benefits from large windows to the rear aspect flooding the room with natural light, pieced together with a balcony conjoined with the master bedroom. The kitchen benefits from integrated appliances such as an oven, hob and extractor fan with further room to add additional freestanding appliances. Both bedrooms are well proportioned doubles with the master bedroom having access to the balcony. Both bedrooms share a three piece shower room consisting of a shower along with a wash basin and WC.

Harvard House comes with off street parking and the optional extra for underground carpark.

Length of lease: 189 years

Years left: 138 years

Ground rent: Peppercorn

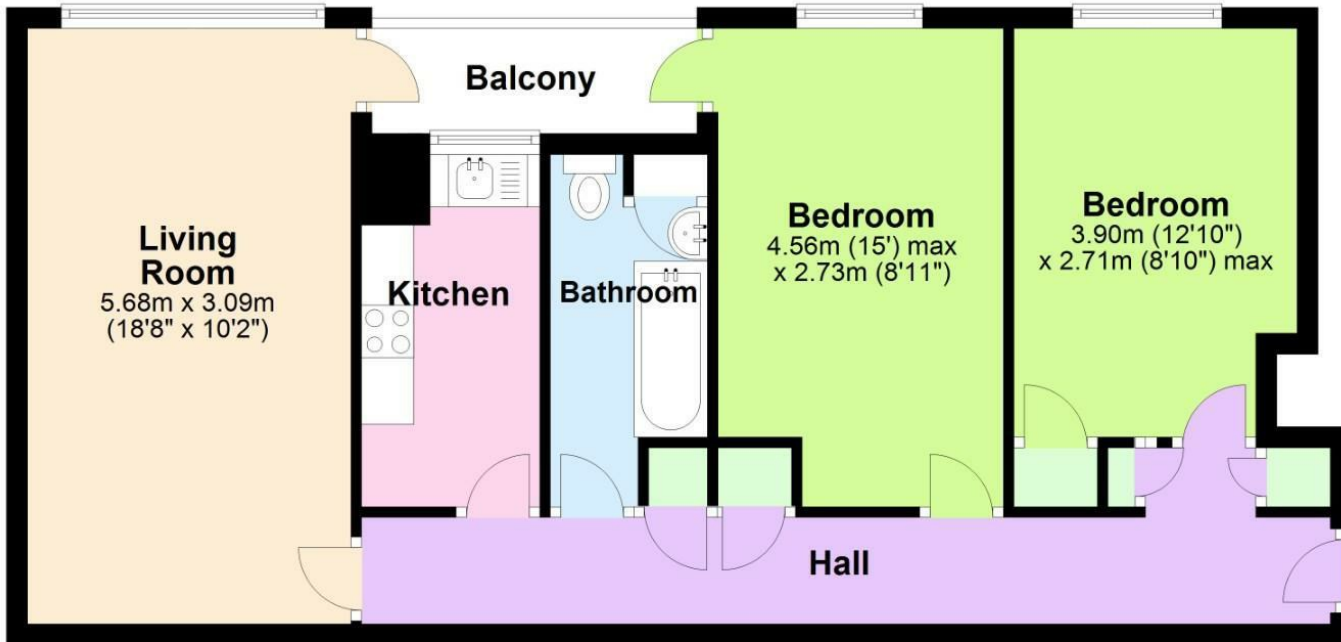
Monthly Service Charge April 2026 - March 2027: £267.60 pcm





### Third Floor

Approx. 64.3 sq. metres (691.6 sq. feet)  
(excluding Balcony)



Total area: approx. 64.3 sq. metres (691.6 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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