



36 Radcliffe Road

West Bridgford | NG2 5HG | £225,000

ROYSTON  
& LUND

- Two Bedroom Top Floor Apartment
- Built In Storage Space
- Allocated Parking Space
- Close By To Numerous Amenities
- EPC Rating - C
- Spacious Kitchen/Living Room
- Ensuite Shower Room And Family Bathroom
- Gated Entrance
- Excellent Transport Links
- Leasehold - Council Tax Band - C





A well positioned two bedroom top floor apartment located in the Regency Point complex in West Bridgford. Situated close by to numerous amenities such as bars restaurants and local shops being a short drive from Central Avenue, not to mention having excellent transport links into the City Centre and Nottingham Train Station. This apartment would be a great fit for first time buyers or working professionals.

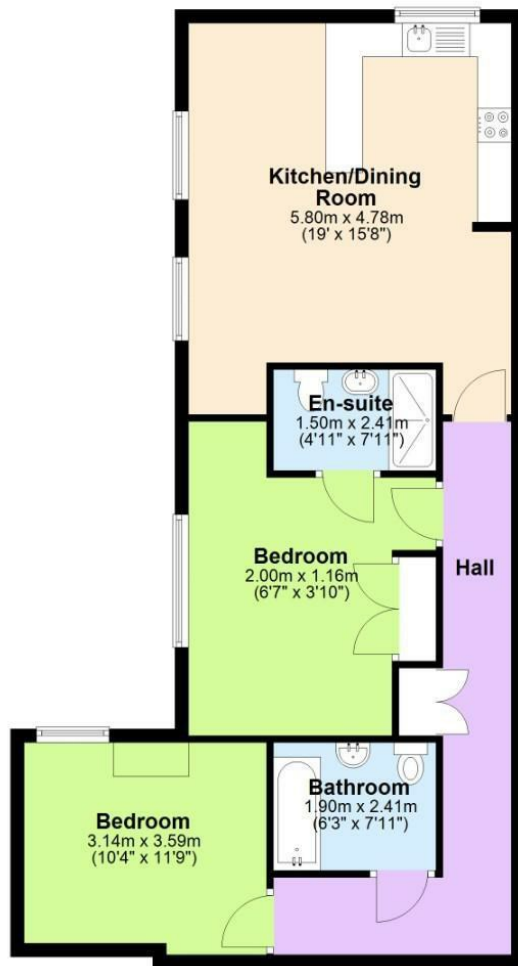
Interior accommodation comprises of hallway upon entry which leads to main reception room, both bedrooms and the three piece family bathroom. The open plan kitchen/living room is located to the end of the hall which has integrated kitchen appliances such as an oven, hob and extractor fan, along with a built in dishwasher and fridge/freezer. The adjoined living area is a generous size with more than enough room to accommodate family and friends and consists of windows to left aspect, flooding the space with natural light.

Both bedrooms are well proportioned doubles. The principle bedroom comprises of built in wardrobes and an ensuite shower room. Both bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC. The entrance hall also has ample storage space.

PLEASE NOTE THIS BUILDING HAS NO LIFT

Length Of Lease: 125 years from January 1 , 2006  
Annual Service Charge & Ground Rent: £2114.00

**Third Floor**  
Approx. 73.3 sq. metres (788.6 sq. feet)



Total area: approx. 73.3 sq. metres (788.6 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>	<b>79</b>	<b>80</b>
(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

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