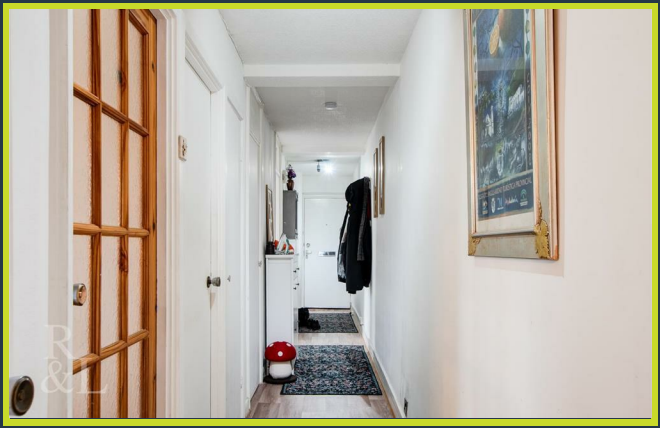
148 Yale House Wilford Lane

West Bridgford | NG2 7RH | Offers Over £100,000

ROYSTON & LUND

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



OFFERS OVER £100,000

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.

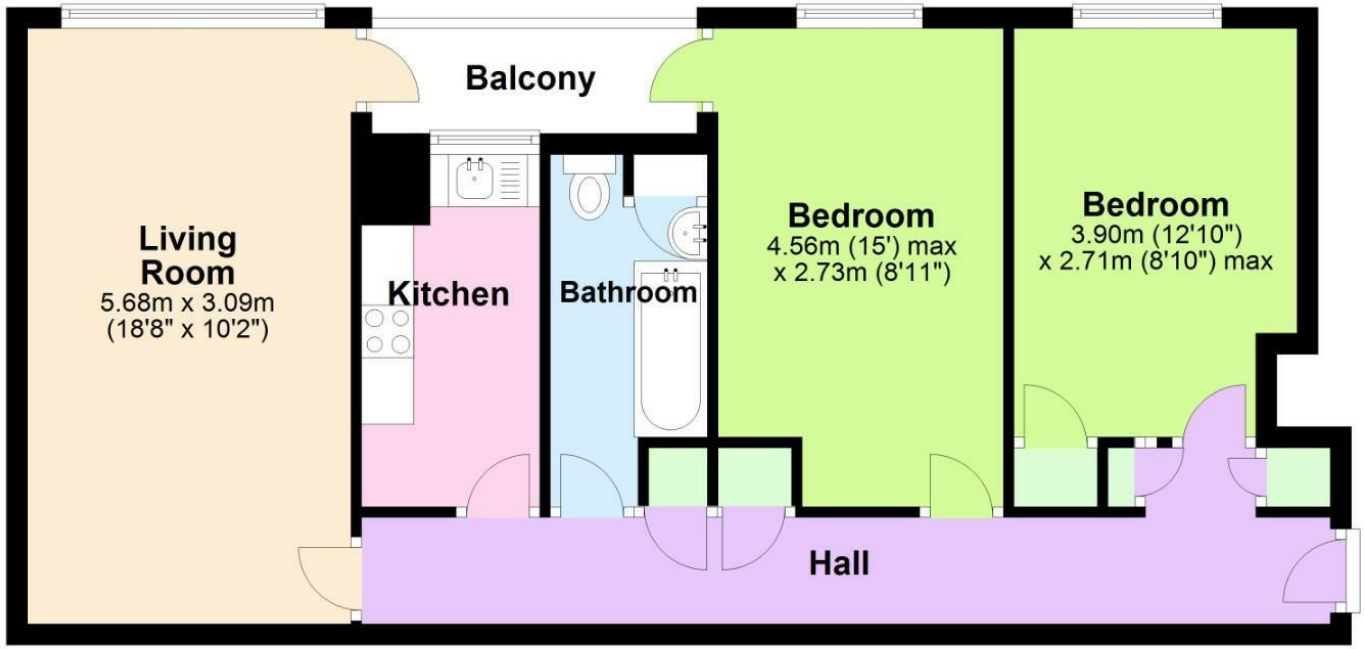
Length of lease: 189 years
Years left: 138 years
Ground rent: Peppercorn
Monthly Service Charge April 2026 - March 2027: £267.60 pcm / £3211.20 p.a.

Disclaimer:
All costs of a major nature are taken from the reserve fund, and there are several projects that the management company are undertaking in the coming years as below:

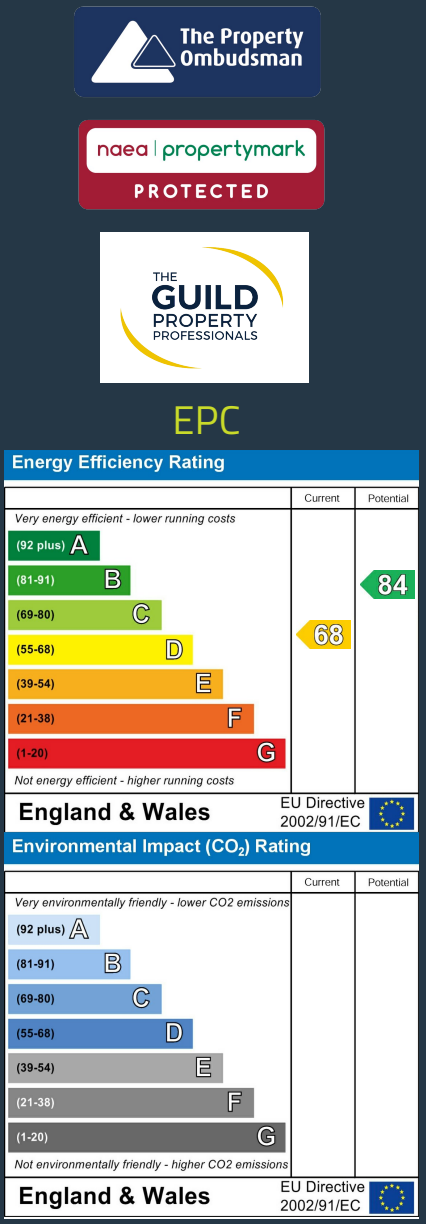
- Concrete repair works to all 3 blocks
- Lift replacement (6) – doing one lift a year from 2026
- Fire Risk Assessment works – These contain fire stopping and compartmentation to all areas noted within the compartmentation survey
- Intercom upgrades to all blocks

Third Floor

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



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



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