



11 Turneys Court

| NG2 3BW | Offers Based On £240,000

ROYSTON  
& LUND



- Two Bedroom Apartment
- Spacious Family Room
- Balcony
- Close By To Numerous Amenities
- EPC Rating - C
- Immaculately Presented Throughout
- Twin French Doors
- Spacious Double Bedrooms
- Excellent Transport Links
- Share Of Freehold







Royston and Lund are delighted to bring to the market this well-presented two-bedroom third-floor apartment located in Turneys Court, West Bridgford. Situated close to numerous amenities, the property is just a short walk from West Bridgford's Central Avenue, where you will find local shops, pubs and restaurants. Not to mention excellent transport links into the City Centre and to Nottingham Train Station, making this apartment ideal for first-time buyers, working professionals or as a high-quality buy-to-let investment.

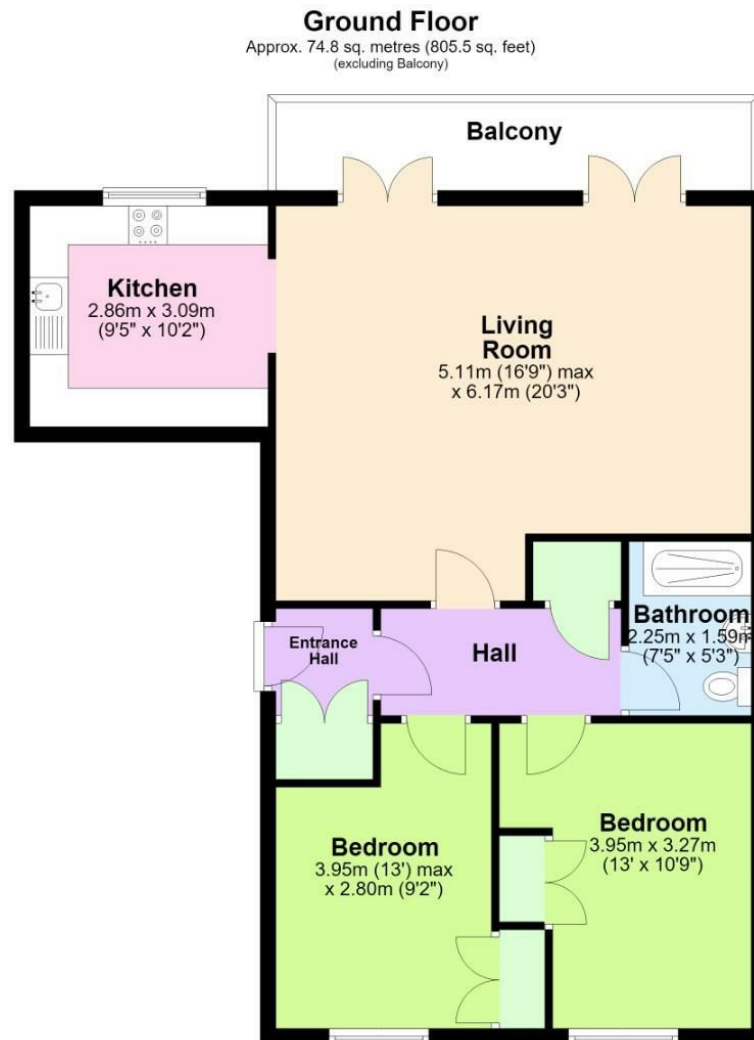


Interior accommodation comprises an entrance hall that leads into the main reception room, both bedrooms and the family bathroom. The living/dining room is a great space, offering plenty of room for family and friends whilst featuring double French doors leading onto the balcony. Off the dining area is the fitted kitchen, which boasts high-quality base and wall units along with integrated appliances, including an oven, hob, extractor fan and built-in microwave, with more than enough room to accommodate freestanding appliances.

Both bedrooms are doubles with built-in wardrobe space and share a well-presented three-piece bathroom suite consisting of a bath with a shower overhead, along with a wash basin and WC.

This apartment comes with a single garage and storage room.

Length of lease: 988 years  
Service Charge: Circa £240 per month  
Ground Rent: £30 per year



Total area: approx. 74.8 sq. metres (805.5 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**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>80</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 |         |           |

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