



Regency Point Radcliffe Road  
West Bridgford | NG2 5HG | £175,000

ROYSTON  
& LUND

- Immaculately Presented Throughout
- Well Proportioned Double Bedroom And Separate Study Which Can Be Used As A Single Bedroom
- Spacious Living/Dining Room
- Close By To Numerous Amenities
- EPC Rating
- Integrated Kitchen Appliances
- Jack And Jill Bathroom
- Allocated Parking
- Excellent Transport Links
- Council Tax Band - C





A well presented one bedroom third floor apartment in the highly sought after Regency Point development in West Bridgford. The apartment benefits from a secure allocated parking space, is within walking distance of West Bridgford Town Centre.

Entering into the hallway we have access into the bedroom, bathroom, kitchen area and a study / potential second bedroom. The bedroom benefits from built in storage, a built in wardrobe and access into the bathroom. which consists of a bath with shower over, WC and wash basin.

Within the open plan living area there is a kitchen that is integrated with a cooker, five ring gas hob, extractor fan, dishwasher, washing machine and fridge / freezer.

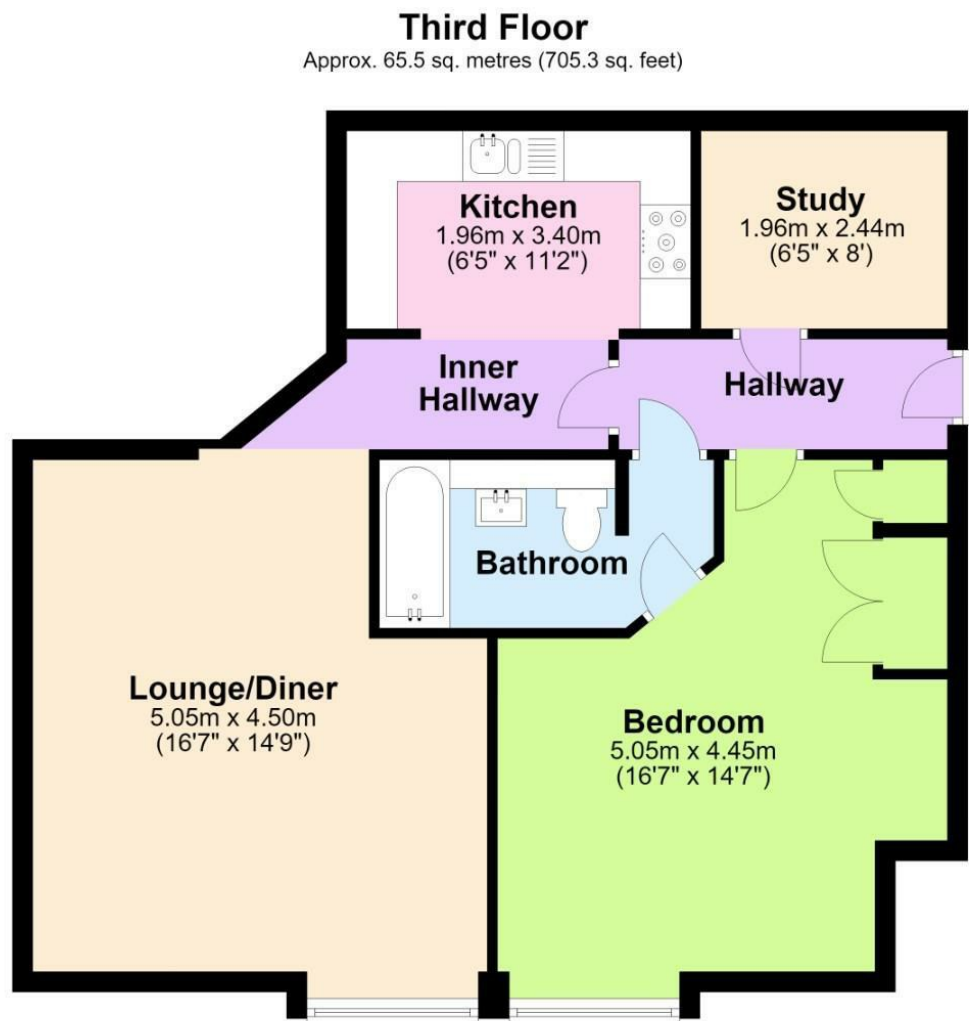
Length of Lease: 125 years

Years Remaining; 105 years

Annual service charge: £1648 per annum

Ground rent: £250

**\*\*Service charge and ground rent can be subject to change at the discretion of the management company\*\***



Total area: approx. 65.5 sq. metres (705.3 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 firm's 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>78</b> | <b>79</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                       |           |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |           |           |
| 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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