



2 Waters Edge, Bell Lane

| NG11 7GB | Offers Over £325,000 - £360,000

ROYSTON  
& LUND

- **\*\*OFFERS OVER £325,000\*\***
- Three Bedroom Apartment
- Three Storeys
- Immaculately Presented Throughout
- Two Single Garages And Ample Off Street Parking
- Integrated Kitchen Appliances And Breakfast Island
- Built In Wardrobes and Ensuite Shower Room To The Principle Bedroom
- Excellent Transport Links And Close By To Numerous Amenities
- EPC Rating - C
- Council Tax Band - C





**\*\*OFFERES OVER £325,000\*\***

A well appointed three bedroom, three storey apartment with views over the river trent. Situated close by to numerous amenities being in an ideal location. Close by to highly sought after schools, local shops and bars and restaurants being a short drive from West Bridgforads Central Avenue and being within walking distance from Wilford tram stop. This property would be an excellent fit for a growing family or first time buyers.

Interior accomodation comprises of a games room/living room with bar area to the ground floor with a spiral staircase leading to the living accommodation to the first floor. The first floor consists of an entrance hall that leads you into the main reception rooms, utility and stairs to the second floor landing. The living room is a spacious size with rear aspect windows and Juliet balcony looking over the river trent pieced together with a stylish media wall making it perfect for the family. The kitchen diner is generously sized with a range of integrated appliances and fitted base and wall units with quartz worktops with central island containing hob. Eye level oven and integral microwave along with built in fridge and freezer making this space great for home cooks and family occasions. The utility has the benefit of plumbing and electric for a washer dryer and boasts a WC and wash basin.

To the second floor there are three well proportioned double bedrooms. The main bedroom benefitting from river trent views from a further juliet balcony and built in wardrobes with an ensuite shower room. Bedroom two is a further double with integral wardrobes which is currently being used as an office. All three bedrooms have access to a separate three piece family bathroom.

Facing the property there is ample off street parking via two convenient single garages and communal parking.

Length of lease: 125 years with 101 years remaining  
Annual service charge of £500





### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>77</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

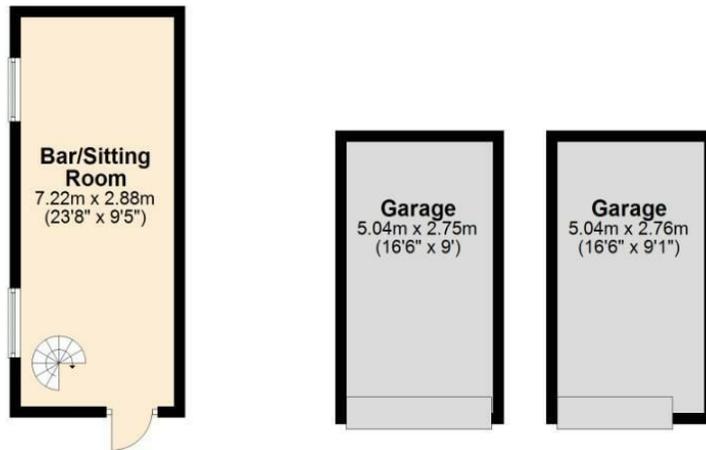
#### Environmental Impact (CO<sub>2</sub>) Rating

	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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### Ground Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



### First Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



### Second Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



Total area: approx. 166.5 sq. metres (1792.0 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.

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