



11 Ludgate Drive, East Bridgford
£140,000

 **NEWTON FALLOWELL**

11 Ludgate Drive

East Bridgford, Nottingham

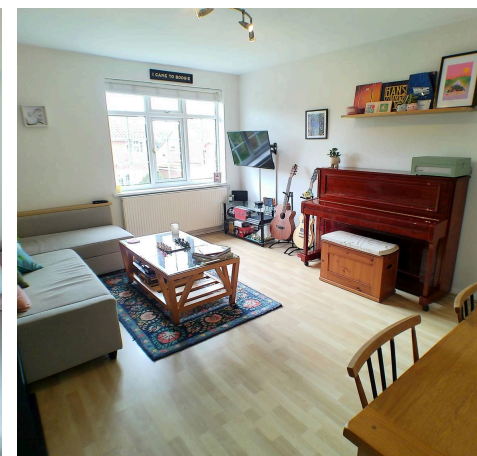
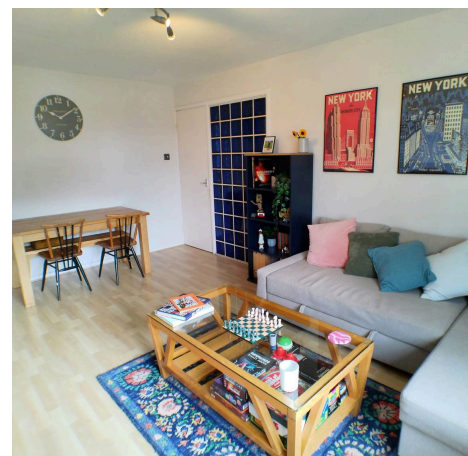
Offered to the market is this two bedroom first floor maisonette located within the desirable Village of East Bridgford. Accommodation comprises: Entrance Hall, upper hall with contemporary blue glass brick wall, spacious reception room, kitchen, bathroom, two bedrooms, garage located to the rear of the property and front garden. The lease has 141 years remaining and there is no service charges or ground rent. Council Tax Band B. EPC Rating - C. Leasehold.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance

Wooden front door into Entrance Hall.

Entrance Hall

Tiled flooring, stairs rising to the first floor window to the side elevation.

Upper Hall

White panel doors to accommodation, loft hatch and feature contemporary blue glass brick wall.

Reception Room

12' 0" x 15' 8" (3.66m x 4.78m)

A spacious Primary reception Room with uPVC double glazed window to the front elevation, television point, wood effect flooring, feature inset alcove with shelving and white panel door to the Kitchen.

Kitchen

6' 6" x 8' 9" (1.99m x 2.66m)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space for fridge freezer, space and plumbing for washing machine, built-in electric fan assisted oven and grill with Induction hob and extractor fan over, tiled flooring and UPVC double glazed window to the rear elevation.

Outside

The front garden belongs to number 11 which has been laid to lawn with inset shrubs and pathway leading to the entrance.

Bedroom One

8' 4" x 12' 4" (2.53m x 3.76m)

UPVC double glazed window to the front elevation and fitted wardrobes.

Bedroom Two

7' 7" x 9' 8" (2.32m x 2.95m)

UPVC double glazed window to the rear elevation, built-in cupboard and alcove with wall mounted gas combination boiler.





Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)

Fitted with a three piece suite comprising: W.C, wash basin and panel bath with shower over, tiling to wet areas, tiled flooring and uPVC double glazed window to the rear elevation.

Garage

Located to the rear of the property on the righthand side with garage door, light and power.

Agents Note

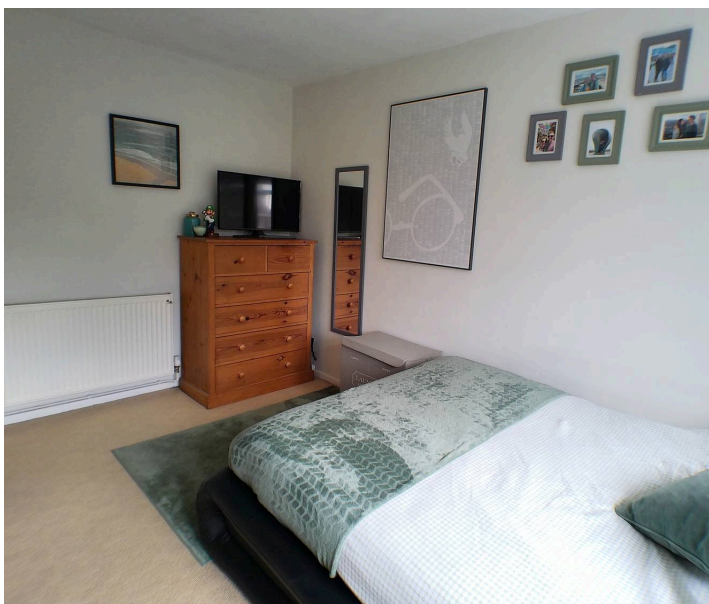
This property has mains gas central heating, mains drains, water and electric. This property has 141 years remaining on the lease. There is no Service Charge or Ground Rent "A peppercorn" The Building Insurance has to be issued through the prescribed company who is RCP Management and was £485.94 PA in 2026. There is broadband in the area and mobile phone signal. low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.





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