



21 Harvard House

Wilford Lane | NG2 7RB | Offers In The Region Of £160,000

ROYSTON  
& LUND



- Three Bedroom Fourth Floor Apartment
- Well Presented Throughout
- River Trent Views
- Close By To Numerous Amenities
- EPC Rating - D
- Modern Fitted Kitchen
- Ample Storage Space
- Balcony Area
- Excellent Transport Links
- Freehold - Council Tax Band - A





#### **\*\*EXTENDED LEASE\*\***

Length of lease: 147 years

Service Charge: £511.20 PCM

Royston and Lund are pleased to bring to the market this three bedroom fourth floor apartment in Harvard House. The property benefits from lovely views over the river and is sold with no upward chain. Harvard House has its own shop on site, as well as a permit for ground level parking and further secure underground car park (At an extra cost).

Interior accommodation comprises a hallway upon entry which leads into the main reception room, three bedrooms, kitchen and bathroom. The living room is a generous size and showcases beautiful views over the river trent viewing major sporting venues and Trent Bridge. Both bedrooms are well proportioned doubles. The master bedroom displaying built in wardrobes and the second and third bedroom sharing a conjoined balcony space. The modern galley kitchen has integrated appliances such as an oven, hob and extractor fan with more than enough room to add further freestanding appliances. Ther shower room consists of a shower and wash basin and WC split with wall and opening.

The 45ft hallway showcases ample storage space for added convenience

Length of lease: 147 years

Years remaining: 147 years (Extended lease)

Service Charge: (includes reserve fund) £511.20 PCM

Service charge benefits:

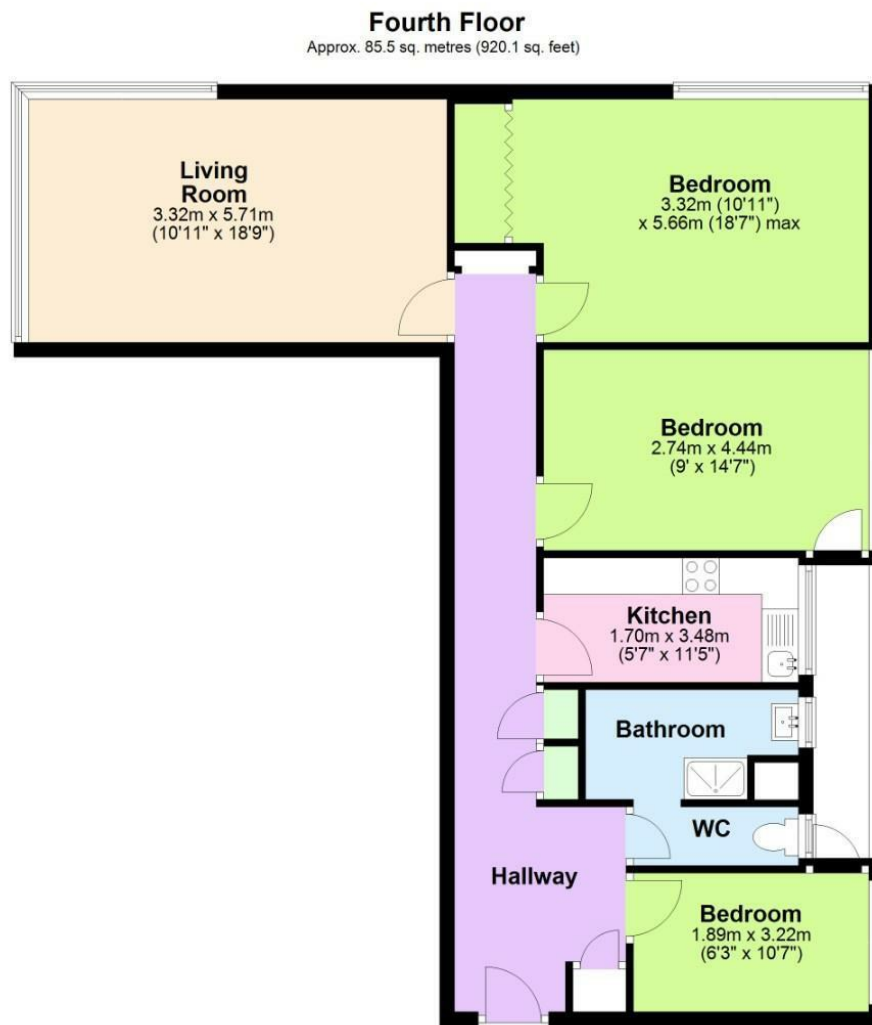
- Waste and rubbish collection
- Lift servicing and hallway cleaning
- Grounds maintenance
- Resident caretaker
- Free parking

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





Total area: approx. 85.5 sq. metres (920.1 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>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 58      | 66        |
| (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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