Lady Bay Court Lady Bay Road

West Bridgford | NG2 5BJ | Guide Price £180,000

ROYSTON & LUND

- Two Bedroom Ground Floor Flat
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- No Service Charge Or Ground Rent
- EPC Rating - C
- Completley Refurbished Throughout And Finished To A High Standard
- Excellent Location
- Excellent Transport Links
- Viewing Highly Reccomeneded
- Council Tax Band - A

GUIDE PRICE £180,000 - £190,000

Royston and Lund are delighted to bring to the market this two-bedroom ground-floor flat located in the heart of Lady Bay. Situated close to numerous amenities such as local shops and cafes, not to mention being a short stroll from Central Avenue, where you will find pubs, bars, and restaurants. There are easy access routes into the City Centre and to Nottingham Train Station, as well as excellent transport links throughout the area. This property would be a great fit for first-time buyers, working professionals, or as a high-quality buy-to-let.

The interior accommodation is finished to an immaculate standard throughout and has been completely refurbished.

The living room is spacious and benefits from a large front-aspect window, flooding the room with natural light. The brand-new kitchen showcases high-quality base and wall units, housing a top-of-the-range oven, hob, and extractor hood, with more than enough room to add further freestanding appliances. Both bedrooms are well-proportioned doubles and share a stunning three-piece bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

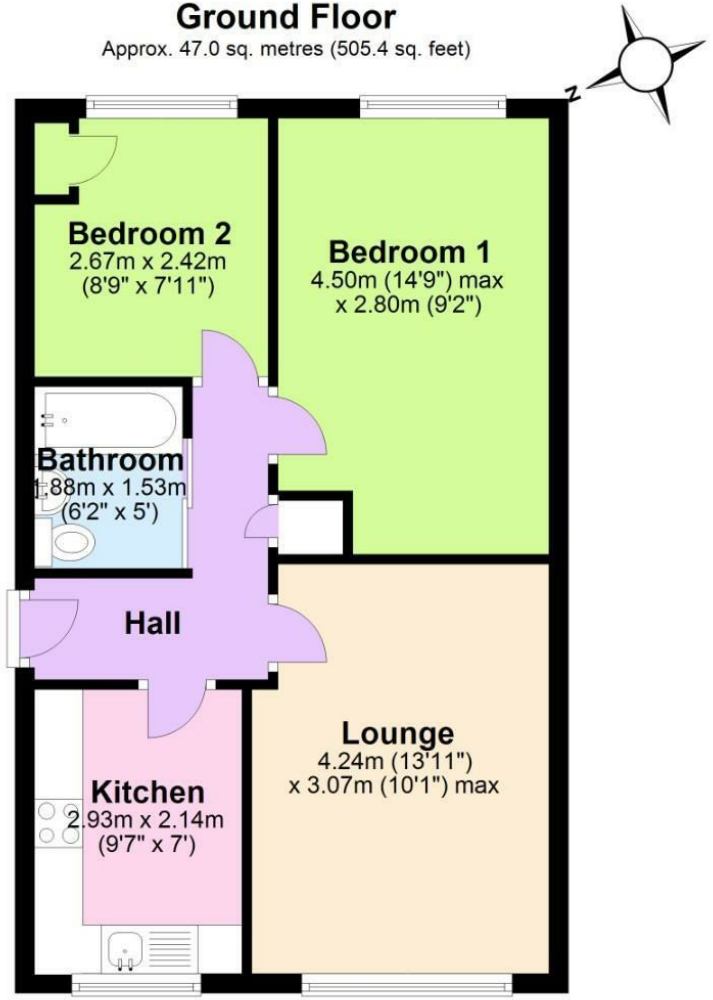
To the front of the property, there is on-street parking, and to the rear, there is a shared low-maintenance garden with the apartment above.

SERVICE CHARGE - £0
GROUND RENT - £0
LENGTH OF LEASE - 999 YEARS
YEARS REMAINING - 979

PLEASE NOTE: There is no service charge or ground rent charge as the 4 flats form Lady Bay Court Limited and each owner is a director. Any communal repairs etc are divided between the 4 owners.

Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



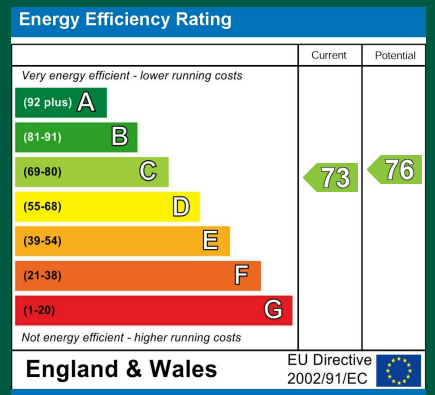
Total area: approx. 47.0 sq. metres (505.4 sq. feet)

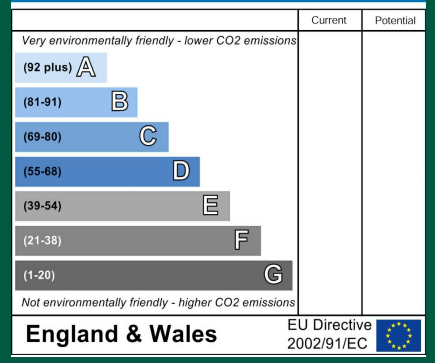
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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ROYSTON & LUND