

# ROYSTON & LUND



## Loughborough Road, West Bridgford, Nottingham

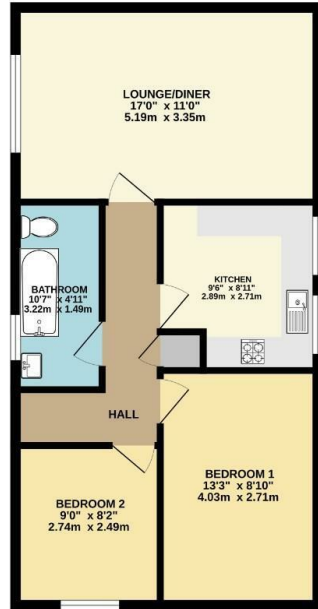
£795 Per Month

- Top Floor Apartment
- Good Sized Kitchen
- Council Tax A
- Great Views to Three Aspects
- Sought After Location
- EPC Rating E
- Two Bedrooms
- Viewing Recommended

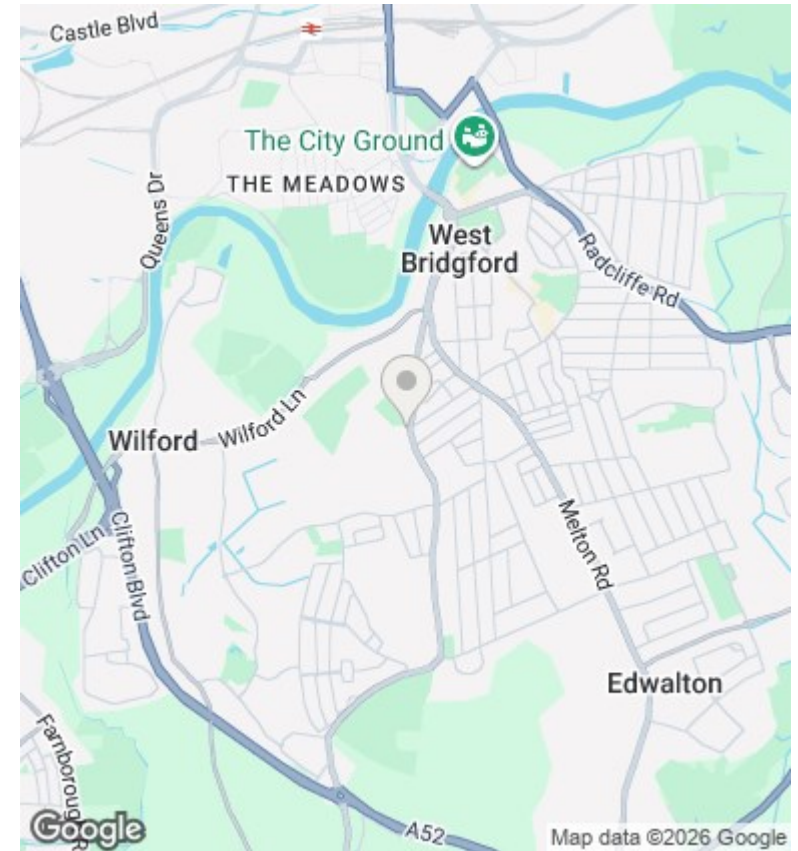
1 Victoria Road, Tamworth, Staffordshire, B79 7HL  
01827 66686

tamworthenquiries@royston-lund.co.uk  
www.royston-lund.co.uk

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over time.  
Made with Ameyor 12/25



## Directions

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

A

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		54	68
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	