

18 North Road

West Bridgford | NG2 7NH | Asking Price £199,950

ROYSTON & LUND

- Two Double Bedroom First Floor Apartment - Extended Lease
- Ideal First Time Home - No Service Charge Applicable
- Integrated Kitchen Appliances
- Ample Off Street Parking
- Close By To Numerous Amenities
- Prime Location - 10 min Walk From Central Avenue
- Attractive Buy-To-Let Investment
- Plenty Of Storage Space
- Modern Family Shower Room
- EPC - C // Council Tax A // Leasehold

















Royston and Lund are delighted to bring to the market this stylish and well-maintained two-bedroom first-floor apartment, offering approximately 616 sq. ft. of comfortable, modern and well-proportioned accommodation situated in prime location; £0 SERVICE CHARGE - just a short walk from West Bridgford's Central Avenue with its numerous amenities, shops and restaurants.

Conveniently arranged with practical living space throughout, this appealing apartment would make an ideal first-time home or an attractive buy-to-let investment.

Furthermore, the apartment benefits from two allocated parking spaces and has excellent transport links offering easy access to the tram stop, bus stop and to the City Centre.

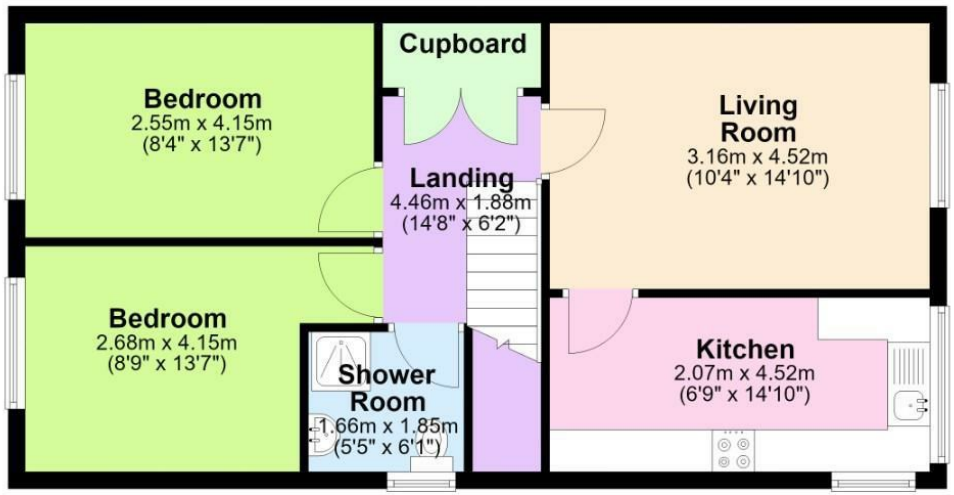
In brief, the accommodation features a private entrance lobby leading up to a bright and spacious living room and a fitted kitchen with ample storage and worktop space benefiting from integrated appliances such as an oven, hob and extractor, along with a free-standing fridge/freezer and washing machine. To the left hand-side of the landing, there are two generously sized double bedrooms, a highly useful storage cupboard in the hallway, and a modern family shower room. To the rear of the property there is a low-maintenance rear garden.

Extended Lease Length : £189 years
Years Remaining: 150 years
Annual Ground Rent: £150
Service Charge: £0

Please Note: The above charges may be subject to change at the management company's discretion.

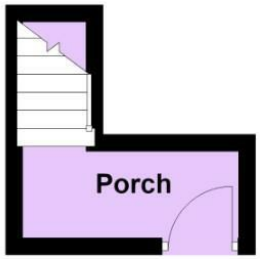
First Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



Ground Floor

Approx. 3.8 sq. metres (40.9 sq. feet)



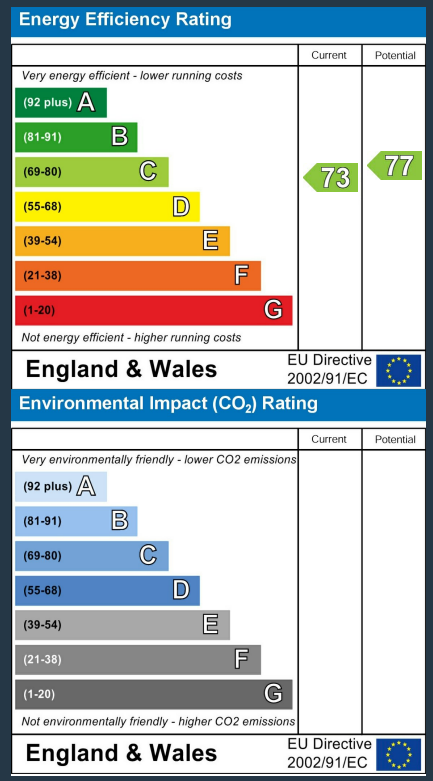
Total area: approx. 61.1 sq. metres (657.3 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND