

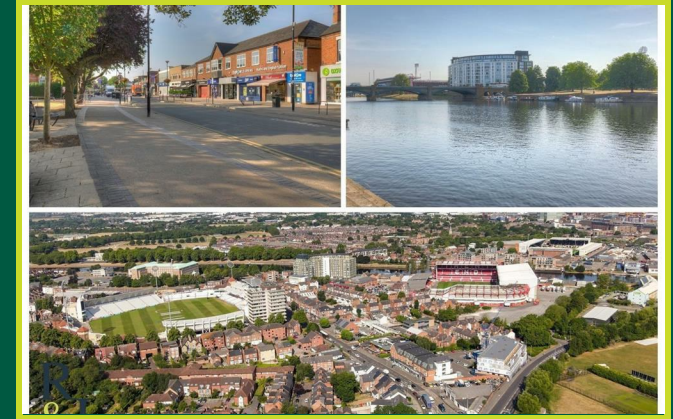


Regency Point Radcliffe Road

West Bridgford | NG2 5HG | Guide Price £149,950

ROYSTON  
& LUND

- Ground Floor Apartment
- Kitchen Diner and Living Room
- Excellent Transport Links
- Off Street Parking
- Freehold Council Tax Band - B
- One Bedroom
- Close By To Numerous Amenities
- Great Location
- EPC Rating - C
- No Upward Chain





\*\*\*Guide Price £149,950 \*\*\* A GROUND FLOOR SPACIOUS & MODERN ONE DOUBLE BEDROOM FLAT IN EXCELLENT LOCATION WITH NO UPWARD CHAIN & OFF STREET PARKING;

Royston and Lund are pleased to bring to the market this conveniently situated one double bedroom ground floor apartment in West Bridgford. Sold with no upward chain, this property would ideally suit a first time buyer or investor. The property benefits from an allocated parking bay within a gated complex and sits within easy reach of Central Avenue where you will find a wealth of local amenities.

In brief the property comprises an entrance hallway with wall mounted intercom and storage, a double bedroom with built in wardrobes and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main living area is all open plan with a fitted kitchen that benefits from integrated appliances that include an oven, hob, extractor fan, dishwasher, washing machine and a fridge/freezer.

Service charge £927.78 Per Annum

Ground Rent £250 Per Annum

Date : 6 March 2007

Term : 125 years from 1 January 2006

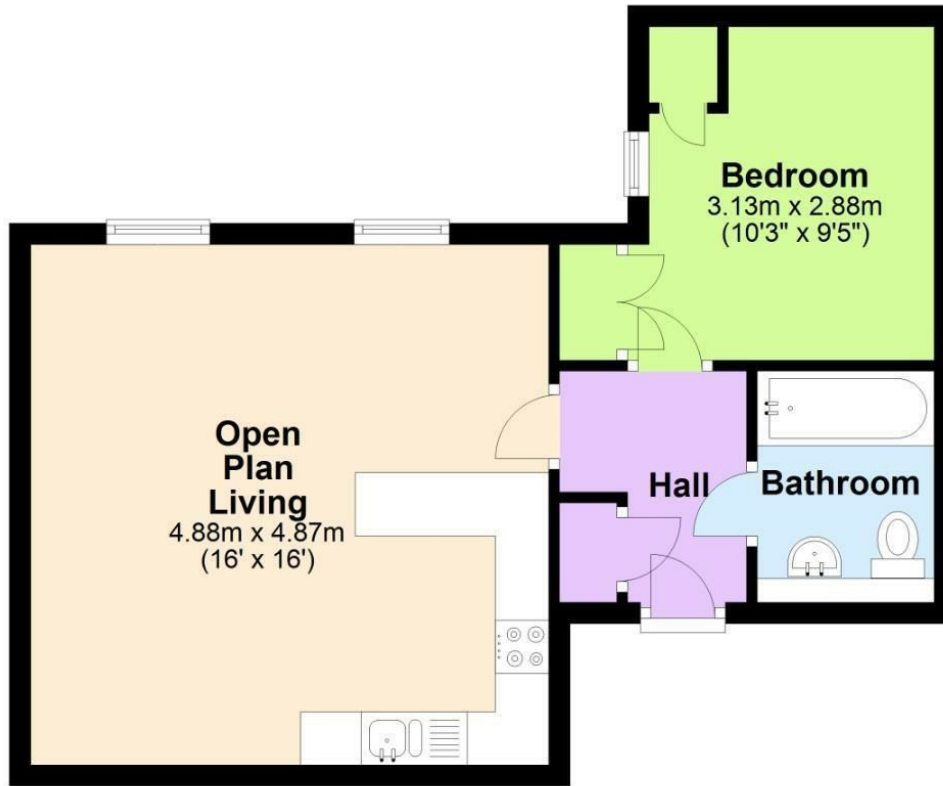
Length of Lease: 104 years

Kindly note that these lease charges are subject to change.



## Ground Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



Total area: approx. 41.4 sq. metres (445.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



### EPC

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 72                      | 74        |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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.

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