



11 Lambert Gardens

Keyworth | NG12 5SL | 25% Shared Ownership £71,250

**ROYSTON  
& LUND**

- Three Bedroom Semi Detached
- Ample Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Cottage Style Garden
- Viewing Highly Recommended
- EPC Rating - B
- Council Tax Band - C





**\*\*SHARED OWNERSHIP WITH THE OPPORTUNITY TO PURCHASE THE FULL FREEHOLD\*\***

Royston and Lund are delighted to bring to the market this immaculately presented three bedroom semi detached property on the recently built Bloor Homes development in Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local shops and pubs. Not to mention Keyworth having multiple well regarded schools and having excellent transport links into the surrounding villages and into West Bridgford and the City Centre. This property would be an excellent fit for a growing family or first time buyers.

Ground floor accomodation comprises of an entrance hall that leads into the main reception room and stairs to the first floor. The living room is ample in size benefitting from a front aspect window flooding the room with natural light. The kitchen is a generous size with integrated appliances such as an oven, hob and extractor fan along with more than enough room to fit further freestanding appliances. The kitchen provides access to the rear garden, utility area and ground floor WC with the addition of a handy under stair cupboard.

To the first floor there are three well proportioned double bedrooms that share a modern three piece bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a double driveway and to the rear there is a low maintenance low maintenance cottage garden showing raised planters sturdy greenhouse house and storage shed which is enclosed with fenced borders.

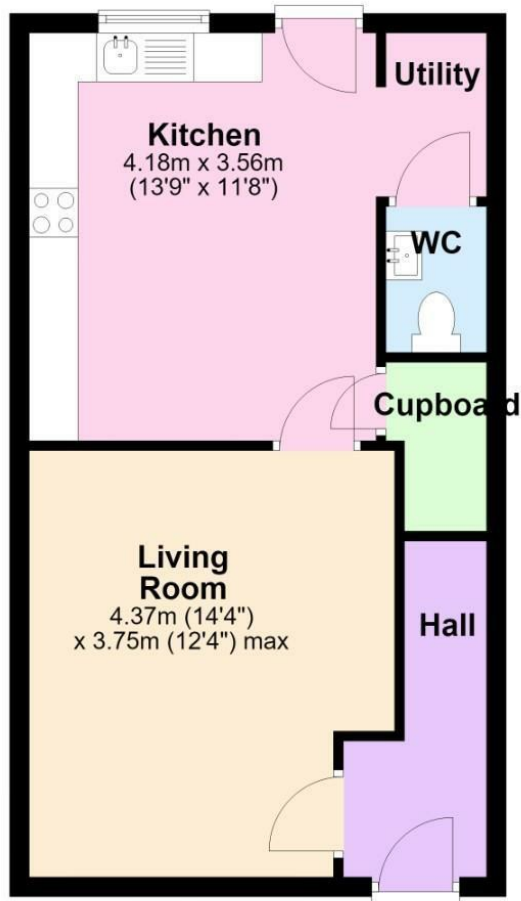
All potential purchasers must be approved via application to Riverside Home Ownership'.

Monthly Rent At 25% Share - £551.60

Monthly Service Charge - £53.60

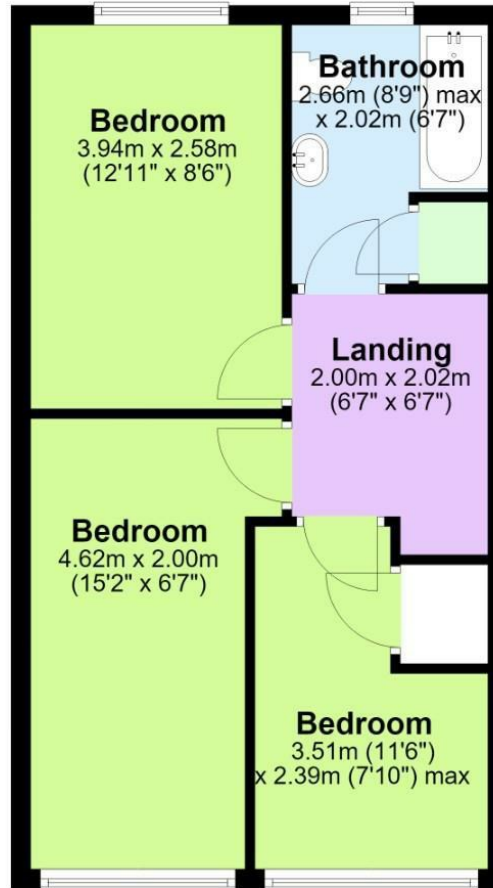
### Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



### First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> 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			
<b>England &amp; Wales</b> 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.

**ROYSTON & LUND**