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&L

4 Rebbur House 108 Nicker Hill

Keyworth | NG12 5ED | Guide PriceGuide Price - £400,000 - £415,000

ROYSTON
& LUND

- **GUIDE PRICE - £400,000 - £415,000**
- Underfloor Heating
- Integrated Kitchen Appliances
- Close By To Amenities
- EPC Rating - B
- Two Bedrooms - Two Bathrooms
- En-Suite to Master
- Private Driveway and Terrace
- Excellent Transport Links
- Council Tax Band - E





****GUIDE PRICE - £400,000 - £415,000****

Royston and Lund are delighted to bring to the market this immaculately presented two bedroom, two bathroom ground floor apartment in Rebbur House, an exclusive, gated, boutique development situated on Nicker Hill, one of Keyworth's most sought after roads. The development offers wonderfully maintained communal areas and grounds.

This property would suit working professionals or those looking to downsize as the apartment shares many traits with a large bungalow.

Measuring just over 1100 sq.ft, the internal accommodation comprises of a welcoming hallway with built in storage cupboards with a modern fitted kitchen with integrated appliances including an eye level oven and grill, an Induction hob and extractor fan, along with a fridge, freezer and dishwasher, the kitchen flows through to the living room which is a generous size with a modern, feature electric fireplace and a large bay window looking out over the private terrace. The main bedroom benefits from fitted wardrobes and a sleek en-suite shower room. Bedroom two is currently being used as office space but has fitted wardrobes as well for added convenience. There is a further three piece suite bathroom consisting of bath with shower overhead along with a WC and wash basin.

Facing the property, there is one of the two parking spaces directly outside which leads to a private terrace which wraps from the front down the full length of the side of the property. To the rear of the complex there is an additional, covered parking space.

Residents also benefit from a designated storage unit each downstairs in the communal lobby.

The property itself is located a short walk from numerous amenities such as pubs, well regarded schools and countryside walks as well as having excellent transportation links via the Keyworth connection bus services and roads such as the A52 & A46 leading into West Bridgford and The City Centre.





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	85	85
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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& LUND**