



22 Woodleigh

Keyworth | NG12 5NF | £135,000

ROYSTON  
& LUND



- \*\*NO CHAIN\*\*
- Over 55's
- Close By To Numerous Amenities
- Fitted Kitchen
- EPC Rating - C
- One Bedroom Bungalow
- Resident Parking
- Excellent Transport Links
- Built In Wardrobes
- Freehold - Council Tax Band - B



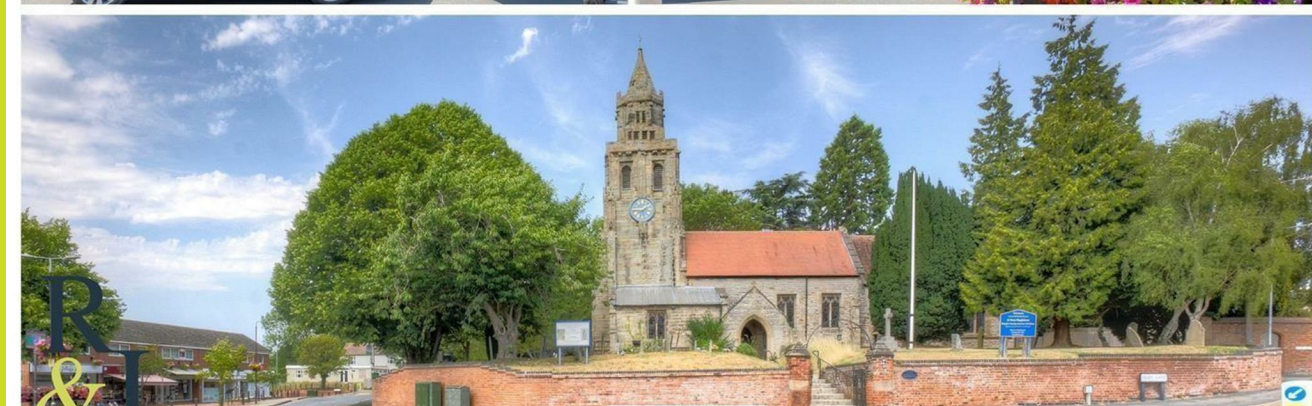




Royston and Lund are delighted to bring to the market this one bedroom semi-detached bungalow situated in the Woodleigh over 55's retirement complex located in Keyworth. Keyworth has numerous amenities on offer such as local shops, pubs and delis, as well as having excellent transport links to the surrounding villages and West Bridgford and City Centre. This property would be a great fit for buyers wanting to downsize.



Interior accommodation comprises of a hallway upon entry which leads you into the main reception room, kitchen, bedroom and bathroom. The living room is a generous size with additional room for a dining area and is equipped with a glass-panel door which grants access to a patio area. The kitchen is ample in size with integrated appliances such as an oven hob and extractor fan with further space to add your own freestanding appliances. The master double bedroom is a great size with the convenience of sliding door built in wardrobes. Finally the bathroom is a three piece suite consisting of a bath with shower overhead along with a wash basin and WC.

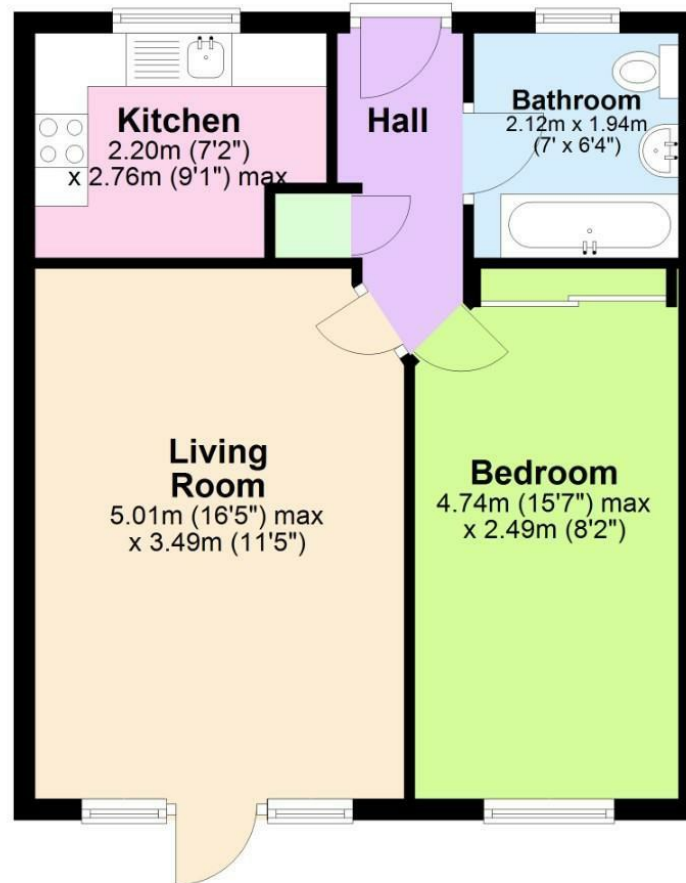


Within the development there is resident parking located close to the property and communal garden areas. To the rear of the property there is a patio and further more communal lawn area perfect for summer seating and relaxation.

Service Charge £1600.00 Circa per annum

## Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 44.0 sq. metres (473.3 sq. feet)

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.



## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 71      | 77        |
| (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                         |         |           |

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