



6 Springfields, Loughborough Road

West Bridgford | NG2 7JL | Guide Price £125,000 - £135,000

ROYSTON
& LUND

- **Guide Price
£125,000 -
£135,000**
- No Upward Chain
- Good Sized Kitchen
- Viewing Recommended
- Council Tax A
- Top Floor Apartment
- Two Bedrooms
- Sought After Location
- Great Views to Three Aspects
- EPC Rating E





****GUIDE PRICE £125,000 - £135,000****

Superbly located within walking distance to shops and amenities and on great transport links into Nottingham and surrounding areas.

A spacious two bedroom top floor apartment having fantastic views to three aspects being offered for sale with no upward chain. The property has UPVC double glazing and electric heating.

In brief comprises: communal entrance hallway, private entrance hall, lounge, good sized kitchen, two bedrooms and a bathroom.

Located in the front block off Loughborough Road, situated within easy access of local shopping with cafes and restaurants and just a short walk to West Bridgford centre.

A main bus route into town is a 2 minute walk away immediately outside Springfields, Trent Bridge, City Ground and Meadow Lane are a 5 minute bus ride away.

The lease term;

Date : 4 December 2019

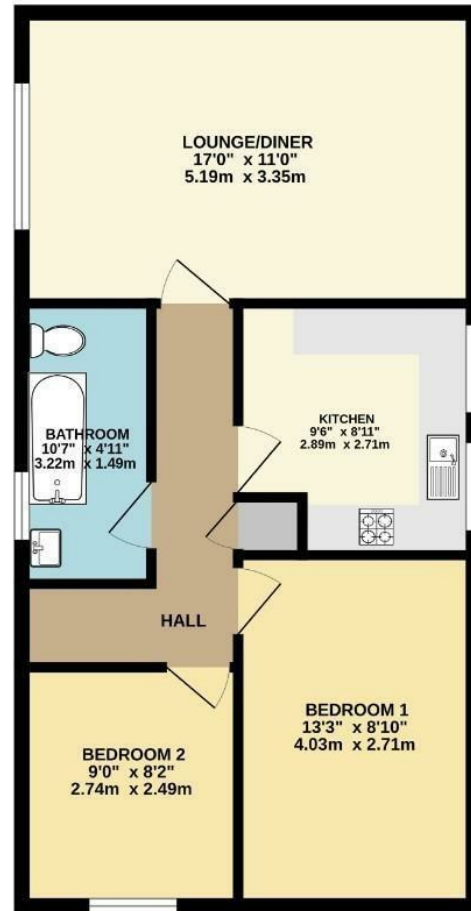
Term : 999 years from 1 January 1987

Ground Rent: £0

Service Charge: £720 per annum



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

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