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&L

15A Woodview

Edwalton | NG12 4AW | Guide Price £170,000

ROYSTON  
& LUND

- Two Bedroom Maisonette
- Really Well Presented Throughout
- Integrated Kitchen Appliances
- Ample Storage Space
- Private Rear Garden
- Three Piece Bathroom
- Spacious Living Room
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - C ///
- Leasehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this two bedroom maisonette situated in the ever desirable Edwalton. Edwalton boasts numerous nearby amenities such as local pubs and shops. Not to mention being a short drive from West Bridgfords Central Avenue where you will find bars and restaurants, not to mention having excellent transport links into the City Centre. This property would be a great fit for first time buyers or working professionals.

Interior accomodation comprises of a spacious L shaped living room with two front aspect windows flooding the room with natural light. The kitchen is a generous size with integrated appliances such as an oven, hob and extractor fan with more than enough room to add further freestanding appliances. The cupboard room off the kitchen housing the boiler adds additional space for storage. Both bedrooms are well proportioned doubles that showcase storage, with further storage to the hallway/landing and the bathroom is a three piece suite consisting of a bath with shower overhead along with a wash basin and WC.

This property comes with its own private garden located to the rear of the residence as includes ample lawn space and modern pergola setup displaying the perfect oppourtunity for outdoor seating and alfresco dining with guests. There is also a convenient storage shed for further storage needs.

Leasehold Information:

Length Of Lease: 125 years  
Years remaining: 88 years  
Ground Rent: £10  
Annual Service Charge: £677.29

## Ground Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(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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