



## 8 Stokesay Walk

West Bridgford | NG2 6TZ | £200,000

**ROYSTON  
& LUND**

- Three Double Bedrooms
- Third Floor Apartment
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- EPC Rating - C
- Allocated Parking Space
- Integrated Kitchen Appliances
- Excellent Transport Links
- Leasehold
- Council Tax Band - C





Royston & Lund are pleased to present this superb third floor apartment situated within a purpose built block and is located in an excellent location situated within a cul-de-sac in West Bridgford. The property is also within close proximity of excellent amenities including a supermarket, pubs, gym and well-regarded schools.

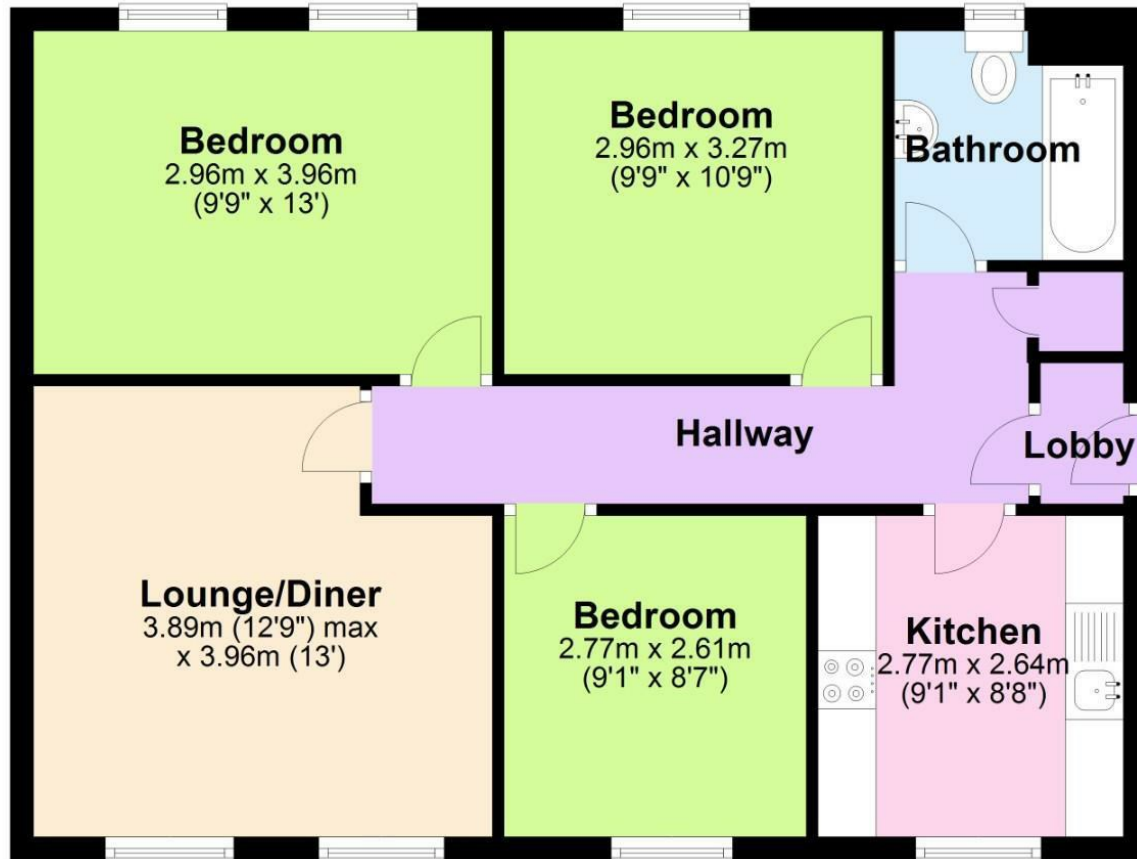
Entering the property through a useful porch you are greeted by a hallway which provides access to all the rooms the apartment has to offer! The property includes an good-sized L-shaped lounge/dining room with two windows providing natural lighting, the kitchen has a range of units and integrated appliances consisting of a hob, cooker, extractor fan, washing machine and a dryer. The three double bedrooms are complemented by a bathroom with a three piece white suite including a wash basin, WC and a bath with an overhead shower.

Outside, there are lovely green spaces close by which is perfect for local walks! Lastly, there is a car park situated to the rear which has an allocated parking space for this apartment and there are visitor parking spaces to the front which is ideal for additional vehicles or visits from family/friends!

Length of Lease: 150 years  
Years Remaining: 128 years  
Ground Rent: £99  
Service Charge: £993.94

## Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



Total area: approx. 65.4 sq. metres (703.6 sq. feet)



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**