



Flat 2 The Swans Radcliffe Road

West Bridgford | NG2 5HH | Guide Price £139,995 - £165,000

ROYSTON  
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- \*\*GUIDE PRICE  
£139,995\*\*
- One Bedroom
- Off Street Parking
- Amenities Close By
- EPC Rating - C
- PRIVATE ENTRANCE
- Immaculately Presented
- Excellent Location
- Ground Floor Apartment
- Freehold - Council Tax Band - A





**\*\*LOCATION LOCATION LOCATION\*\***

PRIVATE ENTRANCE, ONE BEDROOM GROUND FLOOR APARTMENT located a short walk from Central Avenue. This property would ideally suit a first time buyer or young professional looking for something low maintenance. Situated with good access to numerous amenities including shops, restaurants, bars, sporting venues and park walks.



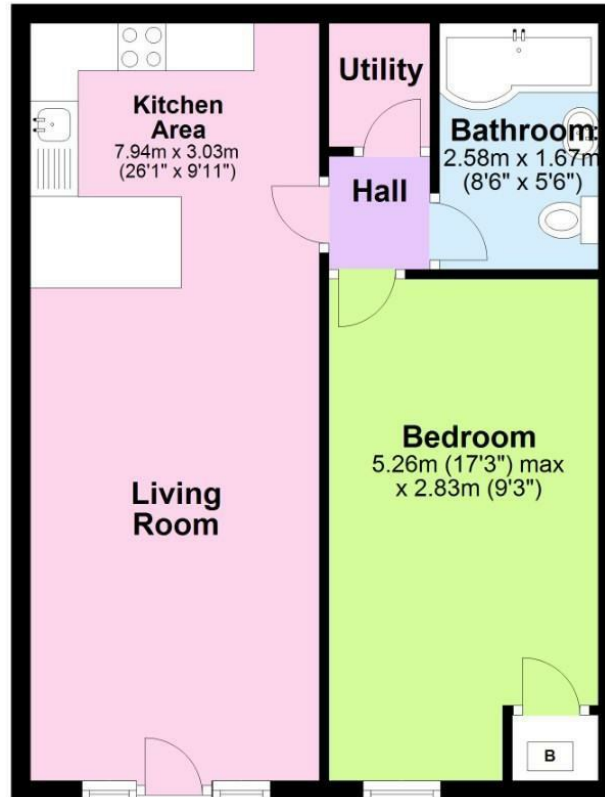
Entering the property ground through its own private entrance floor accommodation consists of an open plan kitchen living room with integrated appliances such as hob, oven and extractor fan, with room for further freestanding appliances, the connected living room is an ample space for relaxation. Moving through the property we have the main double bedroom which has access to a separate modern fitted bathroom comprising of a bath with shower overhead along with wash basin and WC, furthermore you have a utility room for added convenience.

The front of the property benefits from an outdoor seating area and has the use of an allocated car parking space.

Leasehold - 125 Years  
Service Charge - £1322 P/A  
Ground Rent - 250 P/A v

## Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 47.3 sq. metres (509.3 sq. feet)

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 misstatement. 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		
(69-80) C	79	79
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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