



Lady Bay Court Lady Bay Road

West Bridgford | NG2 5BJ | Guide Price £180,000

ROYSTON  
& LUND

- Two Bedroom Ground Floor Flat
- Completely Refurbished Throughout And Finished To A High Standard
- Integrated Kitchen Appliances
- Excellent Location
- Close By To Numerous Amenities
- Excellent Transport Links
- No Service Charge Or Ground Rent
- Viewing Highly Recommended
- EPC Rating - C
- Council Tax Band - A





GUIDE PRICE £180,000 - £190,000

Royston and Lund are delighted to bring to the market this two-bedroom ground-floor flat located in the heart of Lady Bay. Situated close to numerous amenities such as local shops and cafes, not to mention being a short stroll from Central Avenue, where you will find pubs, bars, and restaurants. There are easy access routes into the City Centre and to Nottingham Train Station, as well as excellent transport links throughout the area. This property would be a great fit for first-time buyers, working professionals, or as a high-quality buy-to-let.

The interior accommodation is finished to an immaculate standard throughout and has been completely refurbished.

The living room is spacious and benefits from a large front-aspect window, flooding the room with natural light. The brand-new kitchen showcases high-quality base and wall units, housing a top-of-the-range oven, hob, and extractor hood, with more than enough room to add further freestanding appliances. Both bedrooms are well-proportioned doubles and share a stunning three-piece bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

To the front of the property, there is on-street parking, and to the rear, there is a shared low-maintenance garden with the apartment above.

SERVICE CHARGE - £0

GROUND RENT - £0

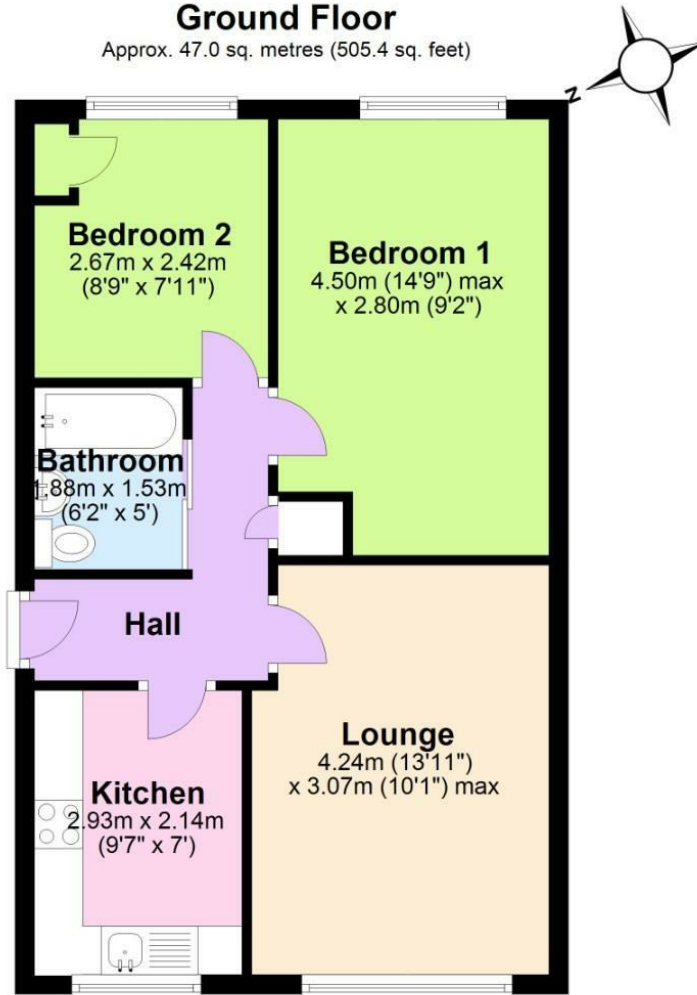
LENGTH OF LEASE - 999 YEARS

YEARS REMAINING - 979

PLEASE NOTE: There is no service charge or ground rent charge as the 4 flats form Lady Bay Court Limited and each owner is a director. Any communal repairs etc are divided between the 4 owners.



**Ground Floor**  
Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 47.0 sq. metres (505.4 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>	73	76
(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**