



4, Giles Court Rectory Road  
West Bridgford | NG2 6BL | £155,000

ROYSTON  
& LUND



- One Bedroom Ground Floor Apartment
- Integrated Kitchen Appliances
- Visitors Parking
- Really Well Presented
- EPC Rating - B
- Communal Areas
- Over 60s
- Close By To Numerous Amenities
- French Doors To Rear Garden
- Council Tax Band - B





Royston and Lund are delighted to bring to the market this one bedroom ground floor apartment located in Giles Court in West Bridgford. Situated close by to numerous amenities such as being within walking distance from Central Avenue where there are local shops, restaurants and delis, not to mention West Bridgford park. Giles court complex offers an array of inhouse benefits from communal areas and gardens to guest rooms for visitors and communal laundry rooms. This property would be an excellent purchase for buyers wanting to downsize.

Interior accomodation comprises of an entrance hall which leads you into the main reception room, bedroom and bathroom. The living room is a generous size with electric fireplace and access to the rear communal garden via french opening doors. Off from the living room is the kitchen which has integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances.

The double bedroom is a great size with rear aspect window facing the gardens and built in wardrobes for added convenience. The bathroom consists of a shower with sliding door along with a wash basin and WC.

Annual Service Charge: £3,320.88 p.a.

Ground Rent: £773.54 p.a.

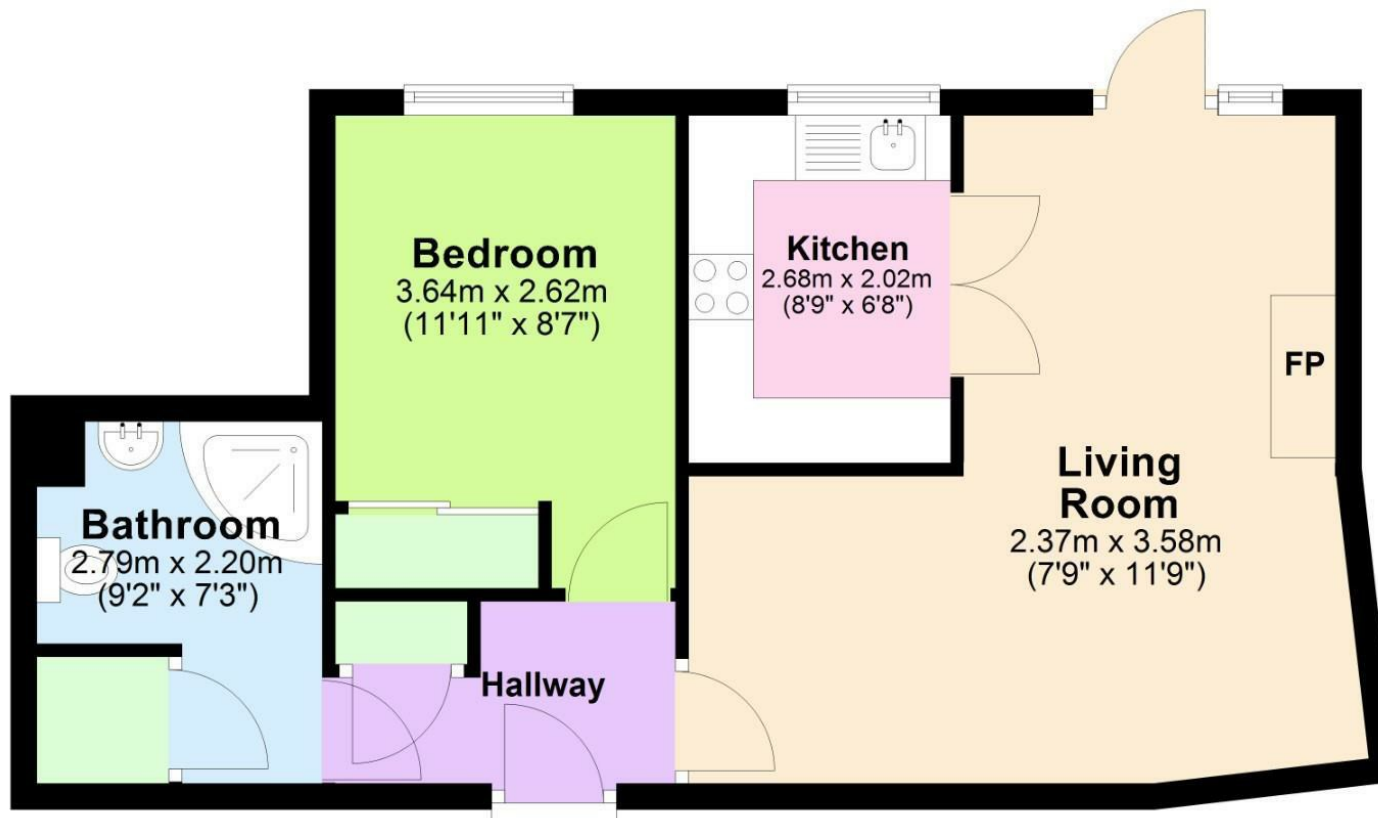
Length of Lease: 125 years from May 2001





## Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Total area: approx. 46.3 sq. metres (498.0 sq. feet)



## EPC

### Energy Efficiency Rating

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

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