

42 Deane Road |NG11 7GQ | Offers In Excess Of £180,000 ROYSTON & LUND

- Ground Floor Apartment
- Two Bedrooms With Built In Storage
- Open Plan Living With Private Access To The Front
- Allocated Parking Bay
- No Upward Chain
- Immaculately Presented Throughout
- Fantastic Transport Links Leasehold For City Centre & M1
- EPC Rating C
- Council Tax Band C

















Royston and Lund are pleased to market this ground floor two bedroom apartment in Wilford. Situated on a well established modern development that has fantastic access to the A52 and West Bridgford. The property benefits from an allocated parking space and would make an ideal purchase for a first time buyer or buy to let investor.

In brief the property comprises an entrance hall with a wall mounted intercom & built in storage, an open plan living area, two bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. Both bedrooms have built in wardrobes and the main bedroom also has an en-suite shower room.

Lease - 125 years from 2008

Annual Service Charge - £1,600 split in to bi-annual payments

Ground Rent - £150 split in to bi-annual payments



PROTECTED







England & Wales

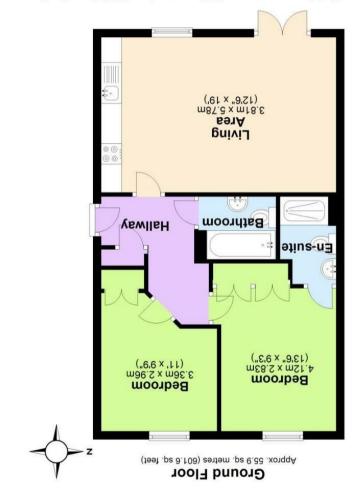
(1-20)

(39-54)

Not energy efficient - higher running costs

2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and on not constitute any part of an offer or contract. Intending purchasers should not rely on them as the authority to make or give any representation of representation of warranty in respect of the property.



Total area: approx. 55.9 sq. metres (601.6 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 ency, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.