



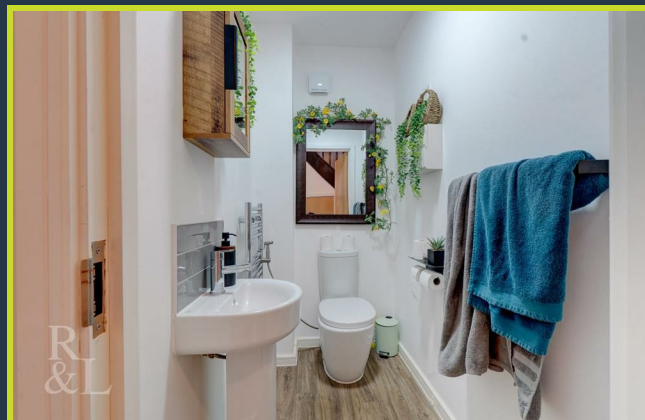
34 Bemrose Drive

| NG12 1BF | Price £143,000

ROYSTON  
& LUND



- \*\*SHARED OWNERSHIP\*\*
- Ample Off Street Parking
- Downstairs WC
- Catchment Area For Well Regarded Schools
- EPC Rating - B
- Integrated Kitchen Appliances
- French Doors To The Rear Garden
- Close By To Numerous Amenities
- Excellent Transport Links
- Council Tax Band -







SHARED OWNERSHIP - 55% at £143,000 (FULL VALUE £260,000)

OPPORTUNITY TO PURCHASE ADDITIONAL PERCENTAGE  
SUBJECT TO THE HOUSING ASSOCIATION ELIGIBILITY.

A THREE bedroom semi detached property located in Radcliffe on Trent. Situated close by to numerous amenities such as local shops, pubs and being in the catchment area for well regarded schools as well as having great access into West Bridgford and the City Centre via a regular bus service.

Ground floor accomodation comprises of a generous size living room to the rear aspect which allows access to the rear garden via French doors. The kitchen is ample in size with integrated appliances such as an oven, hob and extractor fan with plenty of room to fit your own freestanding. The ground floor further boasts a downstairs WC and under stair storage.

To the first floor there are two well proportioned double bedrooms that share a three piece family bathroom comprising of a bath with shower overhead along with a wash basin and WC.

Facing the property the house itself is located to the end of the cul de sac and has ample off street parking. To the rear of the property there is a patio perfect for summer seating that steps down onto a lawn area which is enclosed by fenced borders.

Length of Lease - 125 years

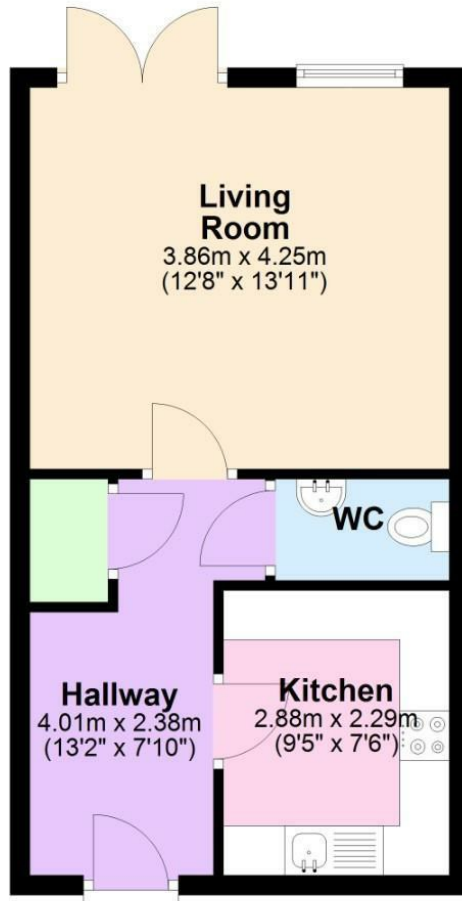
Lease Remaining - 122 years

There is a one time payment of £180.00 admin fee to the housing association upon sale (EMH Housing)

A 55% share, the share purchase price will be £143,000.00 and the rent on the remaining 45% will be £255.38 a month

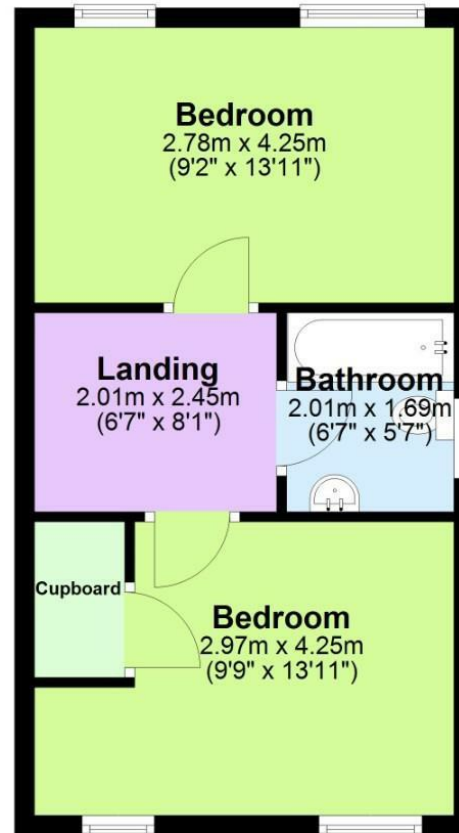
## Ground Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.4 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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 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) <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		
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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