



2 Earlswood Drive

Edwalton | NG12 4AZ | £190,000

ROYSTON  
& LUND

- Immaculately Presented
- Fully Refurbished Throughout To A Top Standard
- Space For Freestanding Appliances
- Wrap Around Garden
- Patio Areas
- Separate Storage Space
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - C
- Council Tax Band - A





A well-appointed ground-floor two-bedroom apartment set in the highly sought-after area of Edwalton. Situated a short drive from numerous amenities, and within close proximity to West Bridgford's Central Avenue, where there are bars, restaurants, and local shops, this property is ideally located. Not to mention being in the catchment area for well-regarded schools and having excellent transport links into the surrounding areas and the City Centre, this property would be a perfect fit for a growing family.

The interior accommodation comprises an entrance hall that leads into the main reception room, kitchen, both bedrooms, and bathroom. The living room is generously sized, with a front-aspect bay window flooding the room with natural light, complemented by a stylish fireplace. The kitchen boasts high-quality base and wall units, with plenty of space for freestanding appliances, whilst also benefiting from dual-aspect windows and a back door leading to the rear garden.

Both bedrooms are well-proportioned doubles and share a modern three-piece bathroom suite consisting of a bath with shower overhead, along with a wash basin and WC.

To the front of the property, there is a neatly kept wrap-around garden consisting of fenced boundaries, well-maintained hedgerows, and a patio area for outdoor seating and/or alfresco dining. There is also a convenient brick-built store shed.

Length Of Lease: 125 years

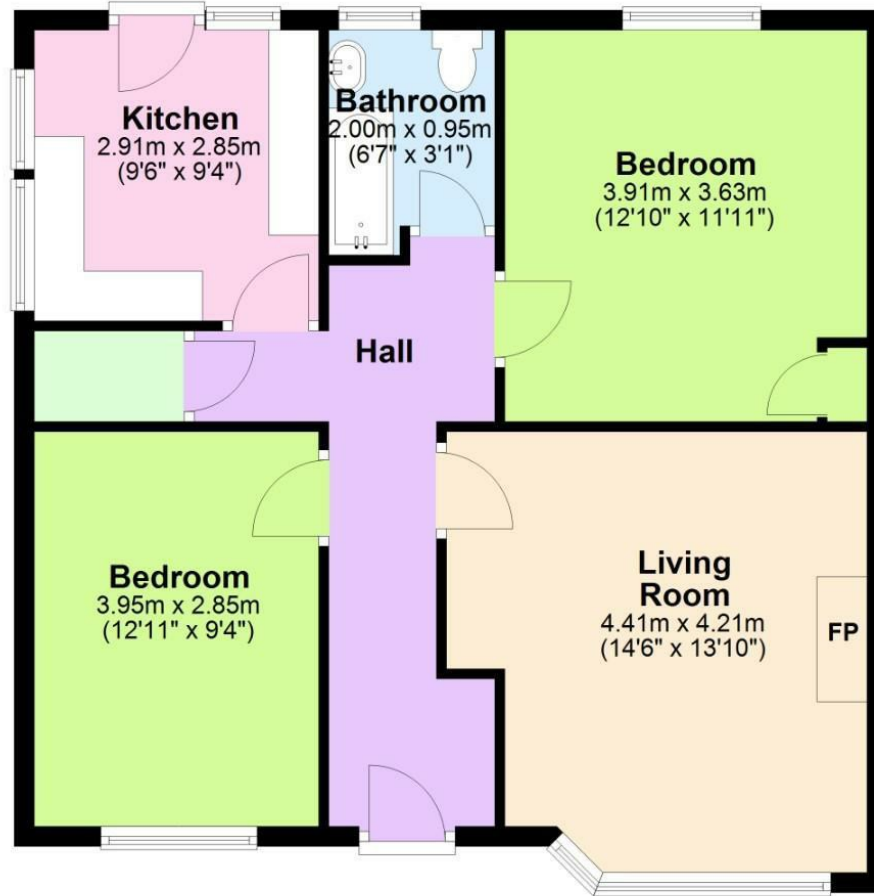
Years Left: 82 Years

Ground Rent & Service Charge: £792.48pa



## Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



Total area: approx. 67.7 sq. metres (728.5 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>	<b>72</b>	<b>74</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		
<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		

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