

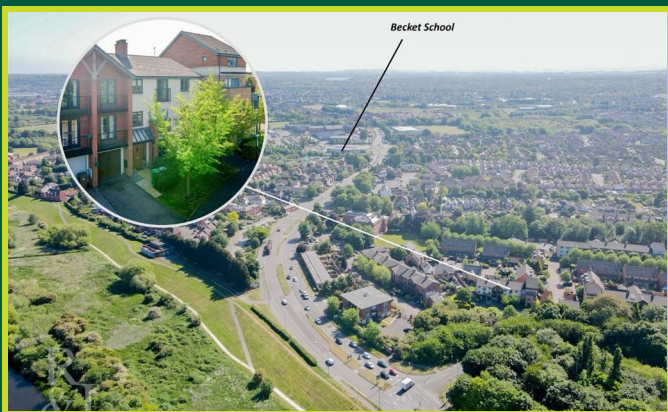


46 Deane Road

| NG11 7GQ | Guide Price £185,000 - £200,000

ROYSTON
& LUND

- Two Bedrooms
- Kitchen Family Room
- Close By To Numerous Amenities
- Well Presented
- EPC Rating - B
- Ensuite
- First Floor Apartment
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- Council Tax Band - C





GUIDE PRICE £185,000 - £200,000

Royston and Lund are pleased to market this first 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 of an entrance hall with a wall mounted intercom & built in storage, an open plan living area with integrated fridge and dishwasher, 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 - £1,763.74 split into bi-annual payments

Ground Rent - £75.00 Bi Annually



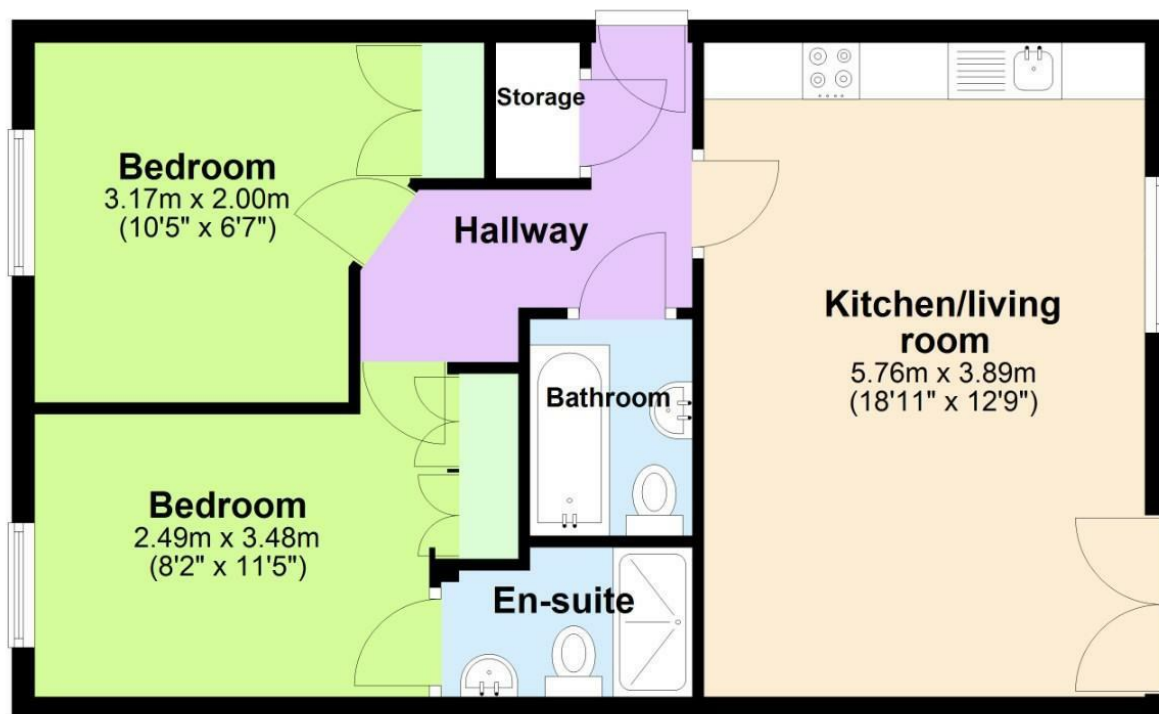


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

First Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 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 error, 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.

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.

ROYSTON
& LUND