



65 Green Acre

Edwalton | NG12 4BD | £130,000

ROYSTON
& LUND

- Ground Floor Apartment
- Two Bedrooms
- Room For Freestanding Appliances
- Opportunity To Put Your Own Stamp On Things
- Close By To Numerous Amenities
- Excellent Transport Links
- First Time Buyer Opportunity
- EPC Rating - TBC
- Freehold Council Tax Band - A





A two bedroom ground floor apartment located in Edwalton with numerous amenities close by being a short drive from Central Avenue. As well as being in the catchment area for well regarded schools and excellent transport links via the A52. This property would be an excellent fit for first time buyers or a buy to let or people wanting to downsize.

Interior accommodation comprises of a hallway leading to the main reception room, kitchen, both bedrooms and shower room.

The living room is a generous size consisting of a large front aspect window flooding the room with natural light, pieced together with an gas fireplace. The kitchen has more than enough room to add freestanding appliances whilst granting access to the rear garden. Both bedrooms share a three piece shower room.

Facing the property there is an enclosed garden with side access to the rear garden and outside store.

Annual Ground Rent: £10

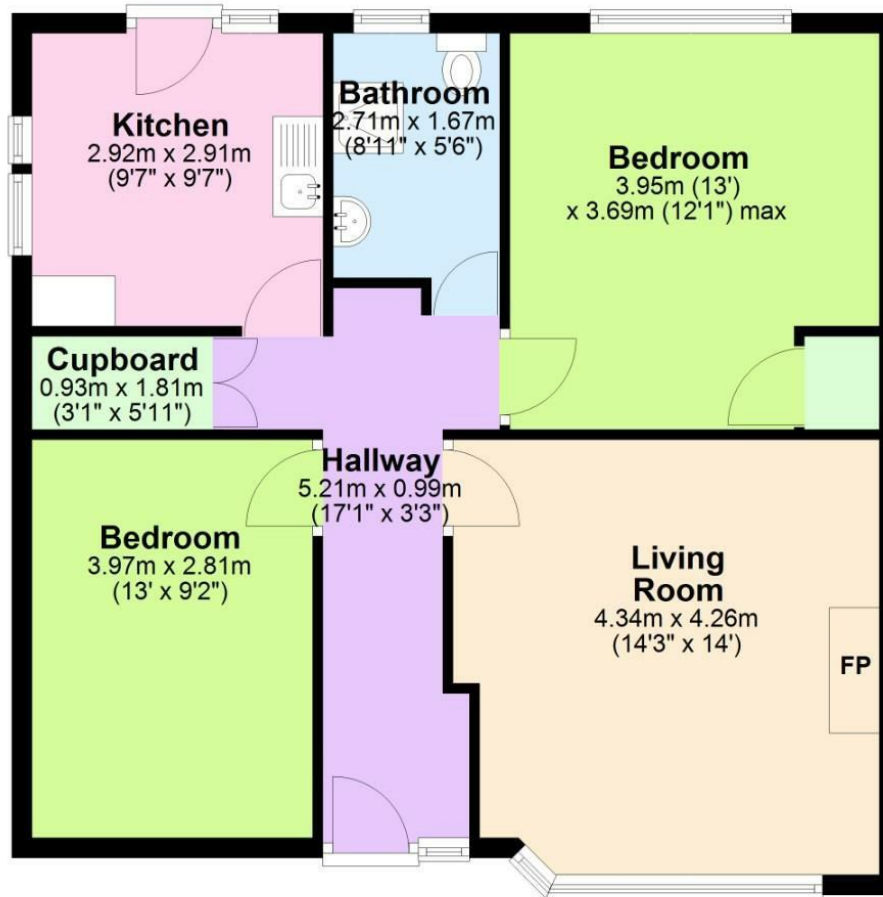
Monthly Service Charge (as of 1st April 2025) £61.91

KINDLY NOTE: The above stated leasehold charges (ground rent, service charge etc) are liable to change and at the discretion of the management company.



Ground Floor

Approx. 69.2 sq. metres (744.8 sq. feet)



Total area: approx. 69.2 sq. metres (744.8 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 (CO₂) 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		

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