



10 Green Street

| NG2 2LA | Offers Over £220,000

ROYSTON  
& LUND

- OFFERS OVER £220,000
- Close To Numerous Amenities
- Versatile Living Space
- Integrated Kitchen Appliances
- EPC Rating - C
- Ideally Located
- Immaculately Presented
- First Floor
- Four Piece Suite Bathroom
- Leasehold- Council Tax Band - C





OFFERES OVER £220,000

**\*\*LOCATION LOCATION LOCATION\*\***

Royston and Lund are pleased to bring to the market this two bedroom apartment in the meadows. Situated in a convenient location, being close by to numerous amenities in West Bridgford and a short drive from the city centre and Nottingham train station. This property would be a good suit for a first time buyer or a young professional.



This property provides a low maintenance and versatile living space. The kitchen/lounge area is a generous size with integrated appliances such as eye level oven, hob and extractor fan, the lounge area is a ample space perfect for relaxation ; the whole room giving an open plan feel.

Both double bedrooms are a well proportioned size, the main bedroom having the benefit of fitted wardrobes, Both bedrooms share a four piece suite bathroom consisting of separate shower and bath and WC with wash basin.

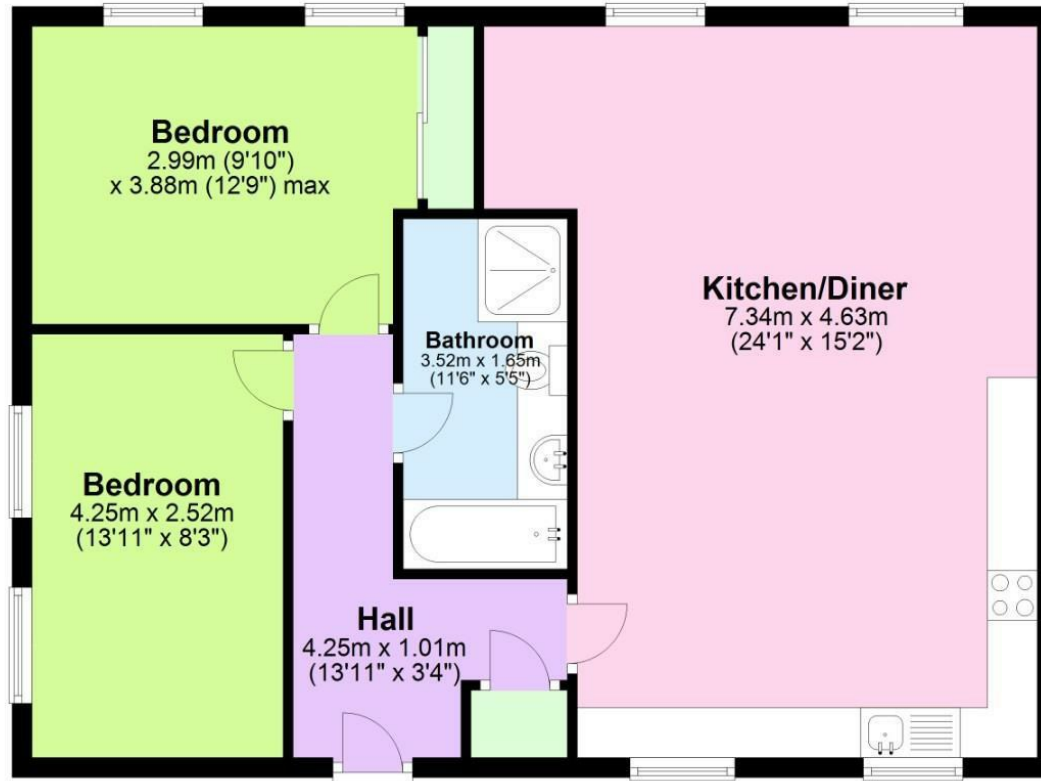
Facing the complex there is a lovely courtyard area where residents can relax.

Length of lease: 999 Years

- Years Remaining: 996 Years
- Ground Rent: one peppercorn (if demanded)
- Annual Service Charge: 2025/2026 Proposed £2,487 and includes building and courtyard maintenance, window cleaning, building insurance and reserve funds.

## First Floor

Approx. 73.5 sq. metres (791.4 sq. feet)



Total area: approx. 73.5 sq. metres (791.4 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.



## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      | 75        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <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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