

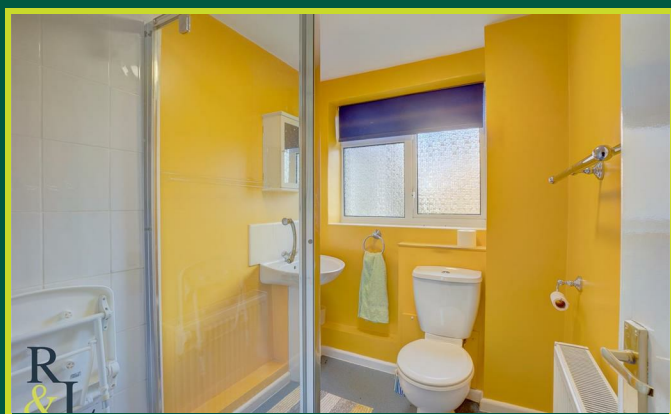


12 Moore Close

West Bridgford | NG2 5AY | Guide Price £165,000

ROYSTON
& LUND

- Ground floor flat
- No upward chain
- Private rear garden
- Detached garage
- EPC rating C - Leasehold
- Two bedrooms
- Built in storage throughout
- Fitted kitchen
- Local amenities nearby
- Council tax band A





No upward chain

Royston and Lund are pleased to bring to the market this ground floor flat, tucked away on a quite cul-de-sac in the popular area of Lady Bay in West Bridgford. The property is sold with no upward chain and would be ideally suited to either a first time buyer or someone looking to downsize. Situated within close proximity of Holme Pierrepont Water Sports Centre and the River Trent where there are plenty of activities and places to walk.

In brief the property comprises a shared entrance doorway that allows access into the hallway that features built in storage. There is a lounge with access into the rear garden, a fitted kitchen with integrated oven, hob, extractor and fan with space for further free standing appliances, two bedrooms and a shower room consisting of a shower, WC and wash basin.

To the rear of the property there is an enclosed block paved garden with mature shrubs and a detached garage.

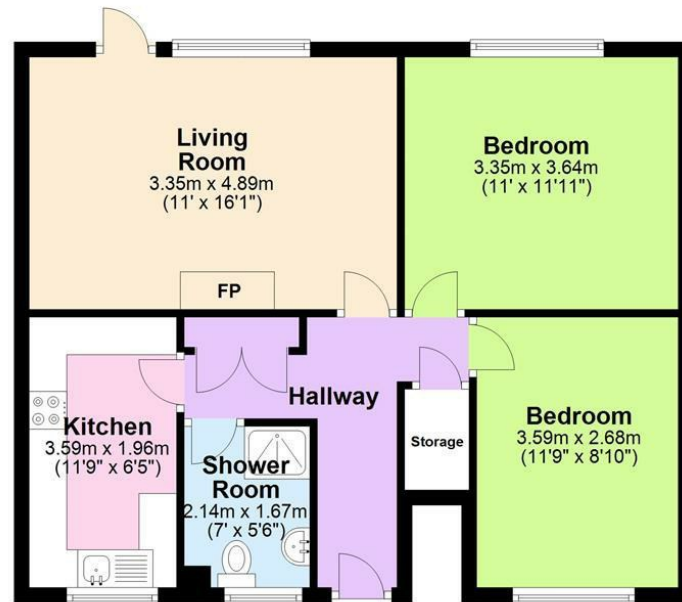
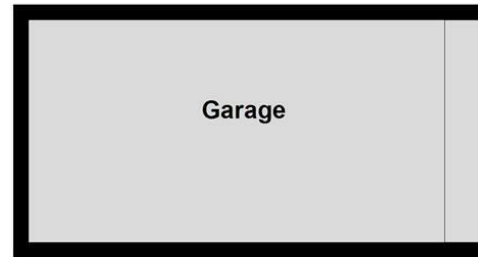
Lease 999 years from 1967

Ground Rent £10 PA

Please note that this information has been taken from the Land Registry search and could be subject to change.

Ground Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



Total area: approx. 59.4 sq. metres (639.1 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 firms 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	69	72
(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		

England & Wales EU Directive 2002/91/EC

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