



5a Lady Bay Road

| NG2 5BJ | Offers Over £165,000

ROYSTON  
& LUND



- Two Bedroom First Floor Flat
- Private Garden
- Both Generous Double Bedrooms
- Excellent Transport Links
- EPC Rating - C
- Spacious Living Room
- Single Garage
- Close By To Numerous Amenities
- Viewing Highly Recommended
- Council Tax Band - A







**\*\*Offers Over £165,000\*\***

Royston and Lund are delighted to bring to the market this two-bedroom first-floor flat located in the heart of Lady Bay. Situated close to numerous amenities, including local shops and cafés, and just a short stroll from Central Avenue, where you will find pubs, bars, and restaurants. There are excellent access routes into the City Centre and to Nottingham Train Station, as well as superb transport links throughout the area. This property would be an ideal purchase for first-time buyers, working professionals, or as a high-quality buy-to-let investment.

The accommodation comprises a spacious living room, kitchen, two bedrooms, and a bathroom. The living room is generously sized and benefits from a large rear-aspect window, flooding the room with natural light. It is also more than capable of accommodating a dining table and chairs for entertaining family and friends. The kitchen is well-proportioned and benefits from a range of base and wall units, offering plenty of space for freestanding appliances.

Both bedrooms are well-proportioned doubles, with the principal bedroom overlooking the rear aspect and the second bedroom enjoying views over the private garden. Both bedrooms are served by a three-piece bathroom comprising a bath with shower overhead, wash basin, and WC. Off the entrance landing, there is a versatile and spacious area that can be utilised at the buyer's discretion.

To the front of the property, the flat benefits from its own private garden area, featuring a pathway, flower beds, and lawn space, creating an attractive outdoor seating area.

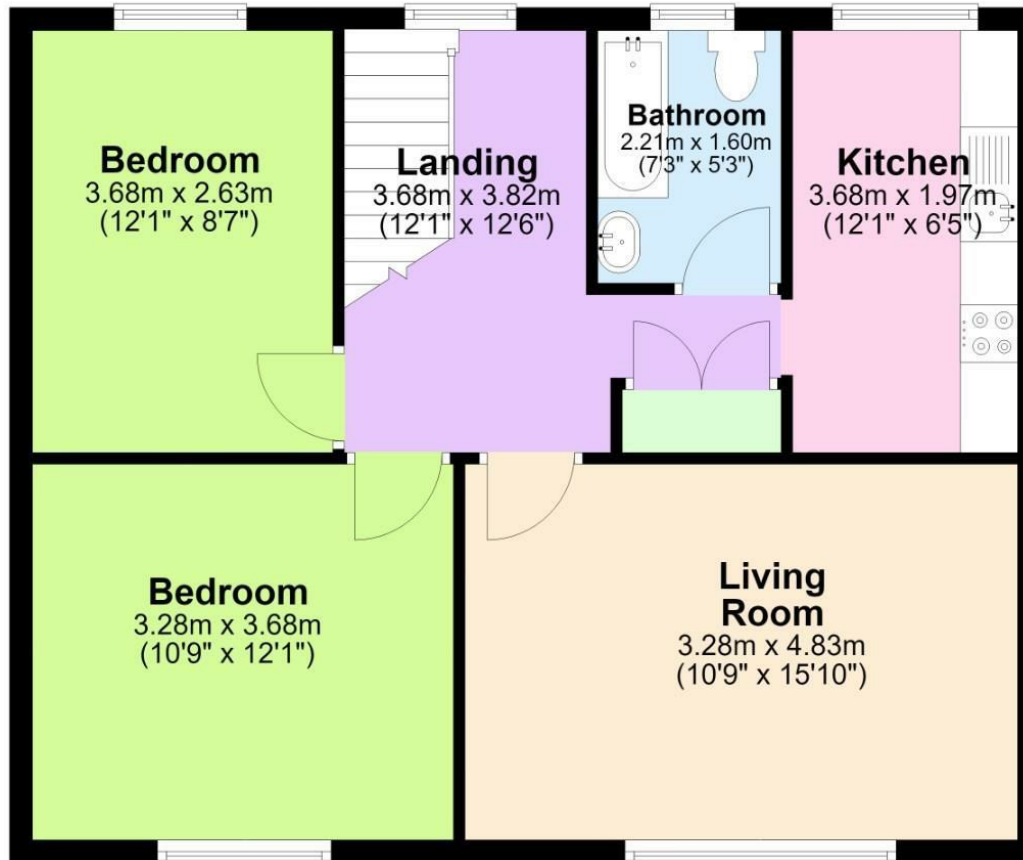
An added bonus is that residents have access to their own garage.

Lease 999 years  
Years left 950 approximately  
Ground rent: 0  
Service charge 0

Please Note: There is no management company for this flat. The freeholder is the owner of the groundfloor flat right below it.

## First Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



Total area: approx. 60.8 sq. metres (654.4 sq. feet)



## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      | 74        |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**