



45 Giles Court, Rectory Road

West Bridgford | NG2 6BL | Asking Price £165,000

ROYSTON  
& LUND

- One Bedroom Second Floor Apartment - Retirement Complex
- Built In wardrobes
- Close By To Numerous Amenities
- Communal Areas
- EPC Rating - C
- Open Plan Living and Dining Room
- NO CHAIN
- Excellent Transport Links
- Guests Rooms
- Council Tax Band - B





A second floor south facing one bedroom retirement apartment for over 60's only, situated in this thoughtfully designed retirement development which is within walking distance of West Bridgford Town Centre and situated to the front of the development.

In brief the entrance hall leads into the main open plan living/dining room that displays generous space for guests as well as overlooking Rectory Road. Off from the dining area is the kitchen through French doors with freestanding appliances from an oven, hob and extractor fan along with under counter space for freestanding white goods. The bedroom is a generous size and boasts of built-in sliding wardrobes. The apartment is completed with a tiled three piece shower room consisting of a shower along with a wash basin and WC.

There is a pleasant communal reception area and overnight guest bedroom for hire with en-suite facilities and kitchen. Access to the complex is via a security intercom system. In addition included in the service charge is communal laundry and maintenance of rear gardens.

Length of Lease: 125 years

Year left: 100 years

Ground Rent: Est: £300

Service Charge: Est: £3600



## Second Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



Total area: approx. 49.1 sq. metres (528.5 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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**