



7 West Place Court

West Bridgford | NG2 7PF | £290,000

ROYSTON  
& LUND



- End Townhouse
- Kitchen Area With Appliances & Breakfast Bar
- Bathroom
- £40/month Maintenance Fee For The Communal Areas/Gate
- EPC Rating - C
- Open Plan Living/Kitchen Area
- Two Bedrooms
- Private Gated Community
- Well Presented
- Freehold - Council Tax Band - C







Royston & Lund are glad to present the epitome of contemporary living with this stunning two bedroom semi, nestled within the exclusive confines of a private gated community in the highly sought-after West Bridgford. Situated in West Bridgford, you'll have access to excellent schools, local amenities, and the vibrant city of Nottingham just a stone's throw away. The area is known for its green spaces, including nearby parks and the River Trent, perfect for outdoor enthusiasts.

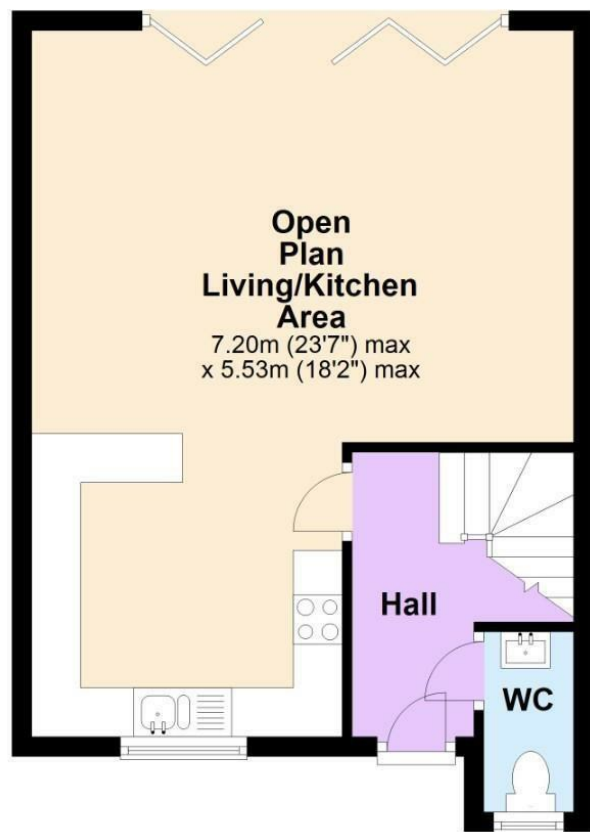
The heart of this property is the spacious L-shaped open plan living/kitchen area. This modern space is perfect for both relaxed evenings and entertaining guests. The kitchen is equipped with top-of-the-line appliances and features a breakfast bar for casual dining. One of the standout features of this home is the seamless connection between the indoors and outdoors, as the bi-fold doors lead from the living area to a charming rear garden. Lastly, to the ground floor there is the benefit of a ground floor WC.

To the first floor you'll find two generously sized bedrooms, each designed with comfort and style in mind. Both bedrooms offers ample built-in wardrobes, while the second bedroom is versatile and can be used as a guest room, office, or nursery. The bedrooms are complemented by a bathroom which includes a three piece white suite including a bath with an overhead shower, WC and a wash basin.

Outside, there is a low maintenance enclosed rear garden with patio, lawn and a shed. There is also an allocated parking space for this property which allows for off-street parking, it also has the benefit of being behind secure, intercom controlled gates. Please note there is a £40 per month maintenance fee for the communal areas/gate. The company used is FM Franklin Management

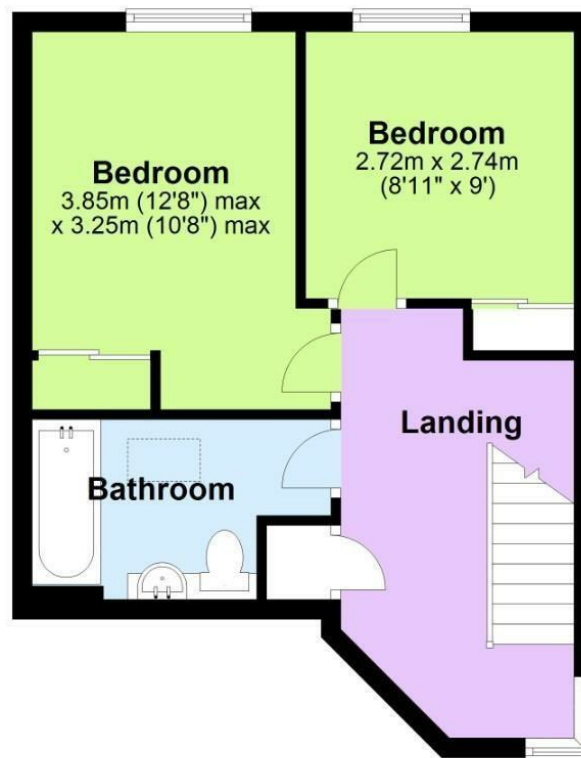
## Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)



## EPC

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 92        |
| (81-91) B   |         |           |
| (69-80) C   | 80      |           |
| (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.

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