



18 Harvard House Wilford Lane

West Bridgford | NG2 7RB | Offers In Excess Of £105,000

ROYSTON
& LUND

- Two Bedroom Apartment
- No Onward Chain
- Close By To Numerous Amenities
- Balcony Area
- EPC Rating - D
- Fourth Floor Apartment
- Viewing Recommend
- Excellent Transport Links
- Ample Storage Space
- Freehold Council Tax Band - A





***NO ONWARD CHAIN ***

A fourth floor two bedroom apartment located in the centre of West Bridgford situated close by to numerous amenities such as restaurants and pubs and local shops that Central Avenue has to offer. Not to mention excellent transport links into the City Centre, this property would be an excellent purchase for a first time buyer.



Interior accommodation comprises of a hallway upon entry that leads into the main reception room, both bedrooms, bathroom and kitchen. The living room is a generous size with large windows flooding the room with natural light and having access to a balcony area, granting access with the main bedroom. The kitchen has more than enough room for freestanding appliances. Both bedrooms are well proportioned doubles and share a bathroom suite consisting of a bath with shower overhead along with a wash basin and WC.

Leasehold details are the following:

Length of lease: 189 years

Years Remaining: 149 years

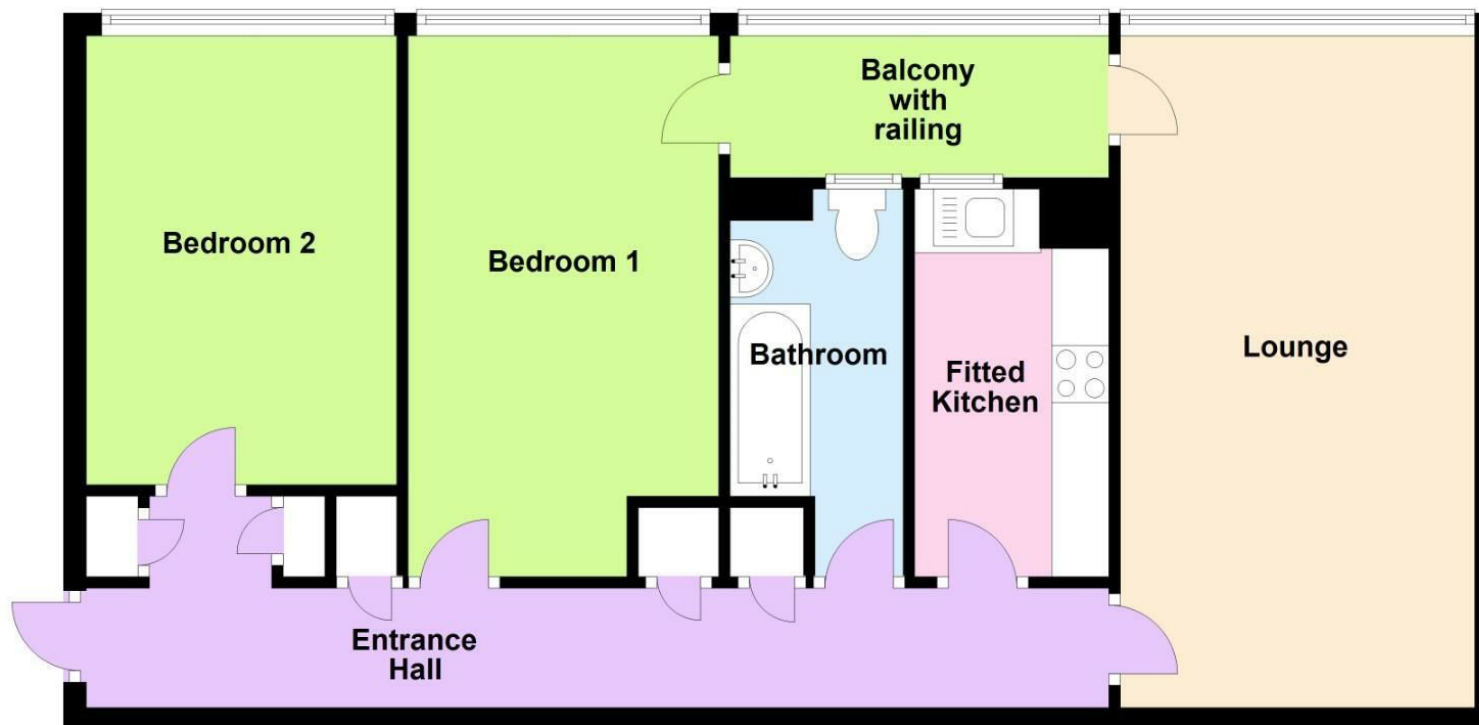
Annual Service Charge: £ 1978.78

Ground Rent: Peppercorn rent of £1 per annum



Fourth Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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

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