



1 Wilford Lane

West Bridgford | NG2 7TU | £288,000

ROYSTON
& LUND

- Two Bedroom Third Floor Apartment
- Modern Over 60s Development
- Integrated Kitchen Appliances
- Communal Gardens
- Excellent Transport Links
- Family Bathroom And Ensuite
- High Quality Fixtures And Fittings
- Lift Access
- Close By To Numerous Amenities
- EPC Rating - B



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&L



Royston and Lund are pleased to bring to the market this extremely well positioned two bedroom over 60's apartment in the popular Century Court development. The property enjoys a lovely sunny west facing aspect and has direct into the communal gardens, as well as easy access to all of the communal facilities just down the corridor.

In brief the property comprises an entrance hallway with laundry/utility room, a spacious living room and a fitted kitchen that benefits from integrated appliances including a fridge/freezer, low level oven, induction hob with extractor fan and a dishwasher. There are two well proportioned double bedrooms and the main bedroom benefits from a walk in wardrobes and an en-suite shower room consisting of a shower, WC and wash basin and a further separate shower room consisting of a shower, WC and wash basin. There is underfloor heating throughout the apartment.

The development has been thoughtfully designed with a south facing communal lounge that has bi-fold doors across the room, as well as a communal patio in the landscaped gardens. The Homeowners Lounge is great for meeting friends and family, as well as paying host to a number of social events. There is also a Guest Suite so if your friends/family have travelled from afar they can extend their stay by stopping over in this self catered apartment (usually for a fee of around £25 per night- subject to availability). There is also a Laundry Room that has washing machines and dryers on site.

This apartment is fitted with a door entry system linked to your TV, so you can see who's there before letting anyone in. Other safety features include an intruder alarm, smoke detector, a 24 hour emergency call system operated via a pull cord and an on site manager that provides a point of contact for any issues / support for residents.

length of lease 999 years
years left 990
ground rent £247.90 bi annually
service charge £366.59 per month





EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC

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