



25 Giles Court, Rectory Road  
| NG2 6BL | £147,500

ROYSTON  
& LUND



- One Bedroom
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Visitors Parking
- EPC Rating - C
- Over 60s
- Lift Access
- Communal Social Areas
- Three Piece Bathroom
- Council Tax Band - B







Royston and Lund are delighted to bring to the market this one bedroom over 60s only apartment situated in West Bridgford. Located a short walk from central avenue where there are numerous amenities from cafes, bars, restaurants and local shops. This property would be a great fit for someone wanting to downsize.

Interior accommodation comprises of a generous size lounge with front aspect window letting in lots of natural light pieced together with an electric fireplace. The Kitchen has some integrated appliances such as an oven and hob with room for further freestanding. The double bedroom is an ample size and benefits from built in wardrobes. Opposite the bedroom there is a three piece suite shower room, consisting of easy access shower along with a wash basin and WC.

This complex benefits from lift access and resident/visitor parking.

Current Leasehold details:

Length of Lease: 125 years

Lease Start Date: 1st May 2001

Years Remaining: 101

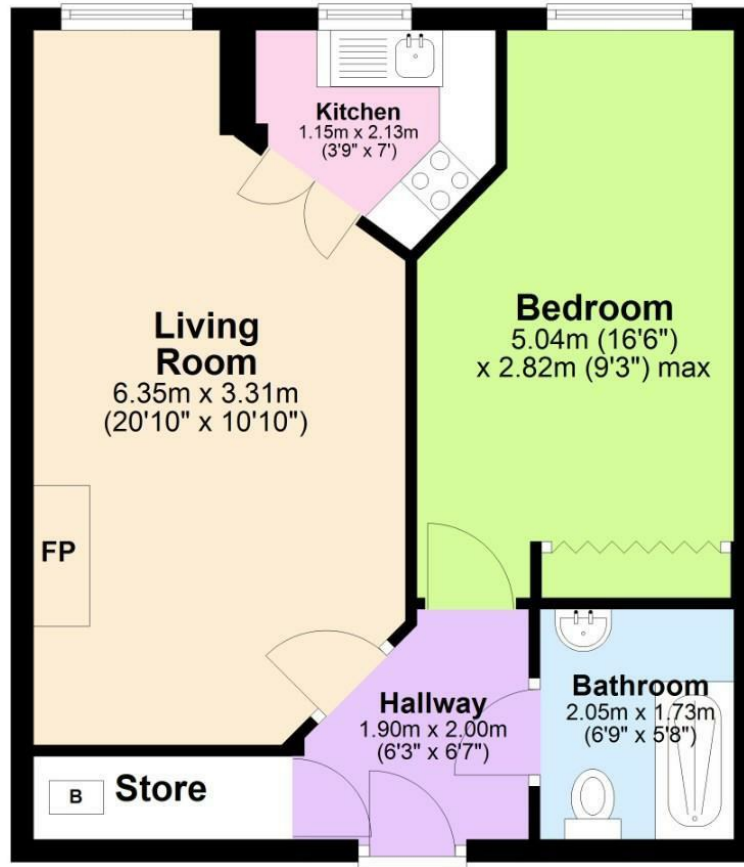
Ground Rent: £773.54

Annual Service Charge -£3097.14

Please Note: The above-stated leasehold charges are subject to change at the management company's discretion.

## First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 44.7 sq. metres (481.6 sq. feet)

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.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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		

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