



Bridgford Point Scarrington Road

West Bridgford | NG2 5BR | £185,000 - £195,000

ROYSTON  
& LUND

- Two Bedroom First Floor Apartment
- Full Refurbished Throughout To A High Standard
- Open Plan Kitchen And Living Room
- Ensuite And Separate Family Bathroom
- Close By To Numerous Amenities
- Excellent Transport Links
- Allocated Parking Space
- Viewing Highly Recommended
- EPC Rating - C
- Council Tax Band - B





GUIDE PRICE £ 185,000 - £ 195,000

**\*\*FULLY REDECORATED THROUGHOUT\*\***

A well-positioned two-bedroom first-floor apartment located in central West Bridgford, with access to numerous amenities, including local shops and major sporting venues on your doorstep, while being just a short walk from West Bridgford's Central Avenue. This property would be an excellent fit for a first-time buyer, working professionals, or as a high-quality buy-to-let investment.



The internal accommodation comprises an entrance hall leading to the main reception room, both bedrooms, and the bathroom. The reception room is generously sized and benefits from a rear-aspect window, flooding the living area with natural light. The adjoining kitchen features a range of base and wall units, along with an integrated oven, hob, and extractor fan, while still providing ample space for freestanding appliances.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from an en-suite shower room. There is also a separate three-piece bathroom suite comprising a bath with a shower overhead, a wash basin, and a WC.

The apartment also benefits from an allocated parking space.

Service Charge: £ 1,018.21 bi annually

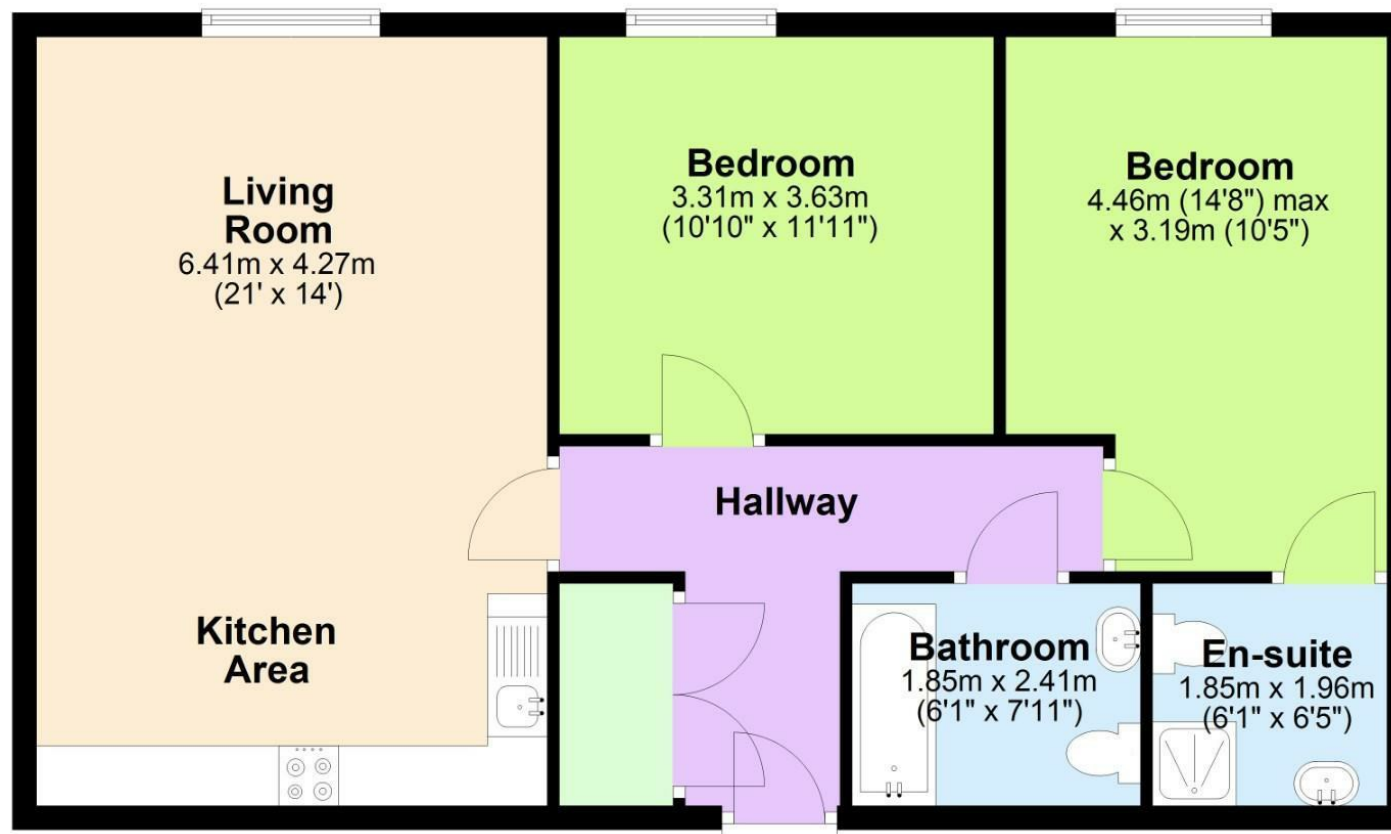
Ground Rent: £ 75.00 bi annually

Lease 125 years from 1 January 2006



## First Floor

Approx. 72.3 sq. metres (778.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(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	

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