



64 Deane Road

| NG11 7GQ | Guide Price ~~Guide Price~~ £200,000 - £210,000

ROYSTON  
& LUND

- Offers In The Region Of £200,000 - £210,000
- Two Double Bedrooms
- Open Plan Living
- Juliette Balconies
- EPC Rating C - Leasehold
- Second Floor Apartment
- Built in Wardrobes
- Integrated Appliances
- Allocated Parking Space
- Council Tax Band C





\*\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*\*

Royston and Lund are pleased to market this second floor two double bedroom apartment in Wilford. Situated on a well established modern development that has fantastic access to the A52, an ideal purchase for a first time buyer or buy to let investor.

In brief the property comprises an entrance hall with a wall mounted intercom & built in storage, an open plan living area with a Juliette balcony, two double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

The kitchen area benefits from a range of integrated appliances including a new single oven, gas hob, extractor fan and a fridge/freezer with a freestanding washing machine/dryer.

Both bedrooms benefit from built in wardrobes and the main bedroom also benefits from a Juliette balcony and an en-suite shower room.

This property is in a residential area with nearby supermarkets like Morrisons and Sainsbury's, local pubs and cafes, and easy access to Nottingham city centre for more dining options. Parks nearby include Rushcliffe Country Park, Highfields Park and Attenborough Nature reserve; whilst within walking distance to River Trent, Holme Pierpoint and Beeston Lock Canal.

The area is well served by tram and bus routes, with Nottingham and Beeston railway stations nearby, as well as local GP surgeries, pharmacies, and schools.

125 year lease from 2007

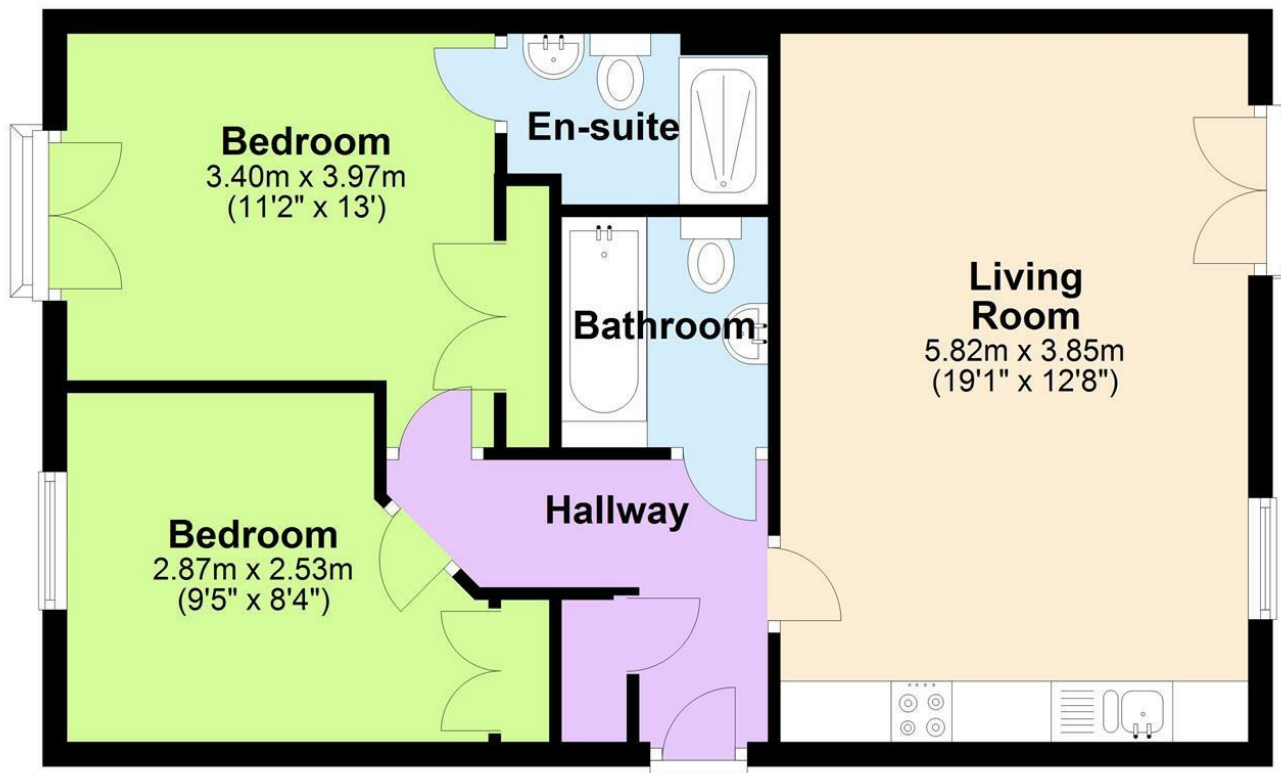
Service Charge £1,687 approx. per annum

Ground Rent £150 per annum



## Second Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Total area: approx. 56.6 sq. metres (609.3 sq. feet)



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>78</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		

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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