



16 Stokesay Walk

West Bridgford | NG2 6TZ | Guide Price £225,000 - £235,000

ROYSTON
& LUND

- Two Bedroom Ground Floor Apartment
- Well Presented Throughout
- Allocated Parking
- Storage Space
- EPC Rating - TBC
- Short Drive From Numerous Amenities
- Integrated Kitchen Appliances
- Excellent Transport Links
- Viewing Recommended
- Leasehold - Council Tax Band - C





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Royston and Lund are delighted to bring to the market this **TWO BEDROOM GROUND FLOOR APARTMENT** located in West Bridgford. Situated a short drive from numerous amenities on Melton Road and Central Avenue such as local shops, pubs, bars and restaurants. Not to mention having excellent transport links into the City Centre. This property would be a great fit for first time buyers, working professionals or for those wanting to downsize.



Interior accommodation comprises an initial boot room upon entry that leads into the hallway granting access to the both double bedrooms, living room and dining room, Kitchen and bathroom. The living room is a generous size with rear aspect window allowing the space to fill with natural light. The dining room has more than enough room for family and guests and the kitchen boasts integrated appliances such as an oven, hob and extractor fan along with more than enough room to add your freestanding appliances. Both Bedrooms are well proportioned doubles. The master bedroom benefitting built in wardrobes and an ensuite shower room. The second bedroom has further built in wardrobes. Both Bedrooms share the modern tiled three piece bathroom consisting of a walk in shower along with a wash basin and WC. The apartment further boasts ample storage space to the hallway.

Annual Service Charge: £989

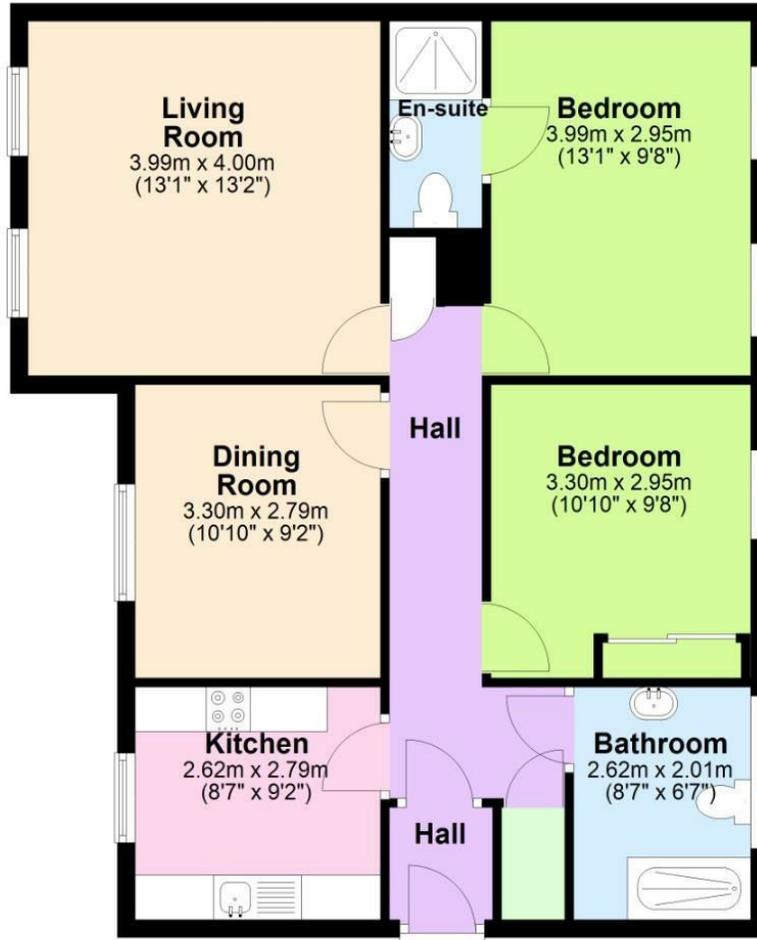
Annual Ground Rent: £99

Lease term: 125 years from 2003

Year remaining: 102 years

Ground Floor

Approx. 75.5 sq. metres (812.3 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) 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		

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& LUND**