



8 Musters Road

West Bridgford | NG2 7PL | Guide Price £165,000

ROYSTON  
& LUND



- Two Bedroom Apartment
- Close By To Numerous Amenities
- Integrated Kitchen Appliances
- Ideal For First Time Buyers
- Council Tax Band - A
- \*\*GUIDE PRICE £165,000 - £170,000\*\*
- Excellent Transport Links
- Parking
- EPC Rating - C





**\*\*GUIDE PRICE £ 165,000 - £ 170,000\*\***

**NO CHAIN**

Royston and Lund are delighted to bring to the market this second floor apartment located in the centre of West Bridgford. Situated a stone's throw away from Central Avenue where there are an abundance of amenities on offer such as local shops, pubs/bars and restaurants along with independent cafes. Not to mention being in close proximity to major sporting venues and excellent transport links into the City Centre.

Interior accommodation comprises of a hallway upon entry leading off into the kitchen/living room, two bedrooms and bathroom. The Kitchen/living room is a generous size with integrated appliances such as an oven, hob and extractor, with room to add further freestanding appliances. Both bedrooms are generous size doubles and both share a three piece suite bathroom consisting of a bath with shower over head along with a wash basin and WC.

To the front of the property there is an allocated parking space.

All four apartments in the complex have access to a communal cellar space for additional storage.

125 Lease Length

114 Years Remaining

Ground Rent £450

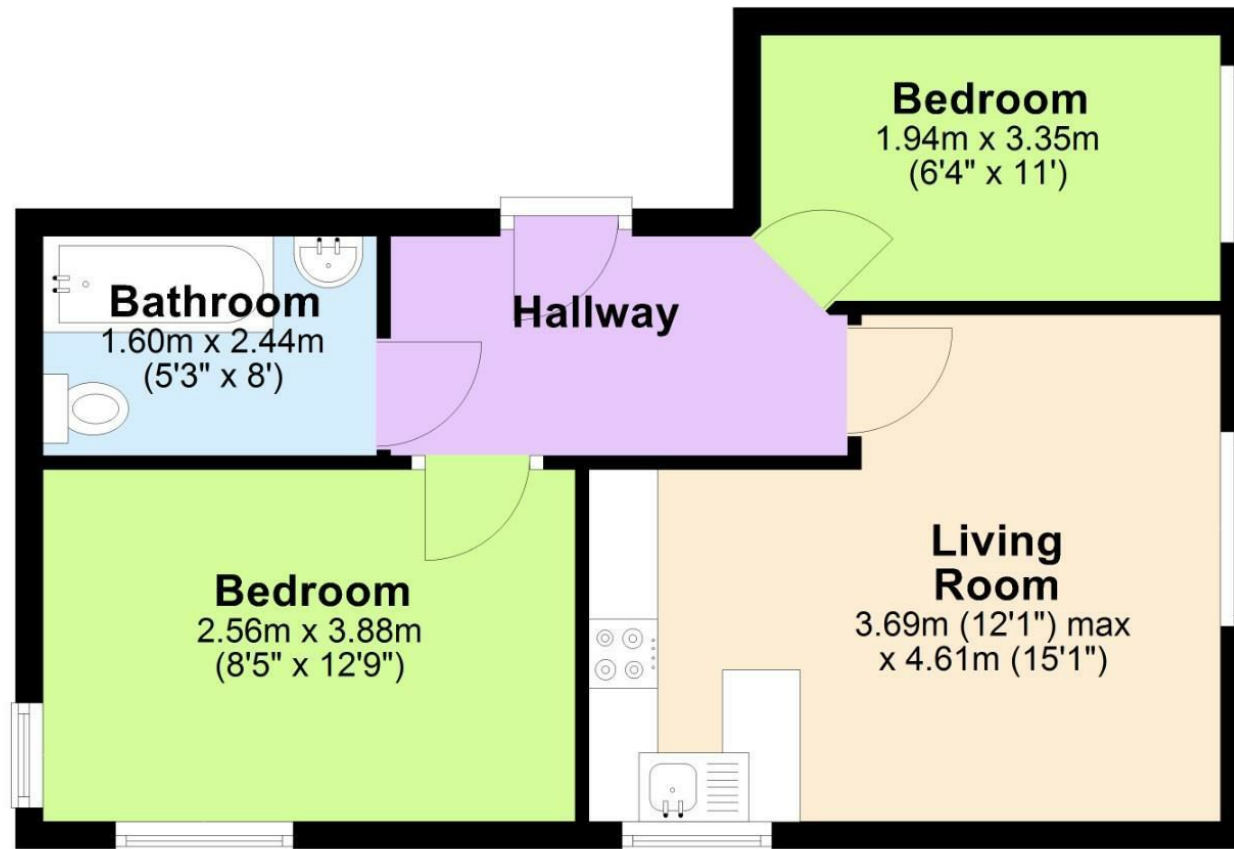
Annual Service Charge £500





## Second Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 41.5 sq. metres (447.0 sq. feet)



EPC

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

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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