



7 West Place Court

West Bridgford | NG2 7PF | £290,000

ROYSTON
& LUND

- End Townhouse
- Kitchen Area With Appliances & Breakfast Bar
- Bathroom
- £40/month Maintenance Fee For The Communal Areas/Gate
- EPC Rating - C
- Open Plan Living/Kitchen Area
- Two Bedrooms
- Private Gated Community
- Well Presented
- Freehold - Council Tax Band - C





Royston & Lund are glad to present the epitome of contemporary living with this stunning two bedroom semi, nestled within the exclusive confines of a private gated community in the highly sought-after West Bridgford. Situated in West Bridgford, you'll have access to excellent schools, local amenities, and the vibrant city of Nottingham just a stone's throw away. The area is known for its green spaces, including nearby parks and the River Trent, perfect for outdoor enthusiasts.

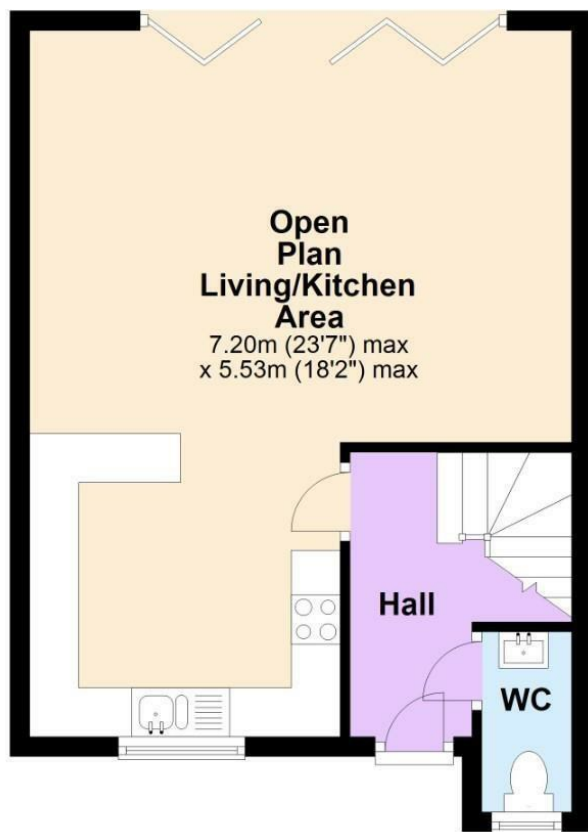
The heart of this property is the spacious L-shaped open plan living/kitchen area. This modern space is perfect for both relaxed evenings and entertaining guests. The kitchen is equipped with top-of-the-line appliances and features a breakfast bar for casual dining. One of the standout features of this home is the seamless connection between the indoors and outdoors, as the bi-fold doors lead from the living area to a charming rear garden. Lastly, to the ground floor there is the benefit of a ground floor WC.

To the first floor you'll find two generously sized bedrooms, each designed with comfort and style in mind. Both bedrooms offers ample built-in wardrobes, while the second bedroom is versatile and can be used as a guest room, office, or nursery. The bedrooms are complemented by a bathroom which includes a three piece white suite including a bath with an overhead shower, WC and a wash basin.

Outside, there is a low maintenance enclosed rear garden with patio, lawn and a shed. There is also an allocated parking space for this property which allows for off-street parking, it also has the benefit of being behind secure, intercom controlled gates. Please note there is a £40 per month maintenance fee for the communal areas/gate. The company used is FM Franklin Management

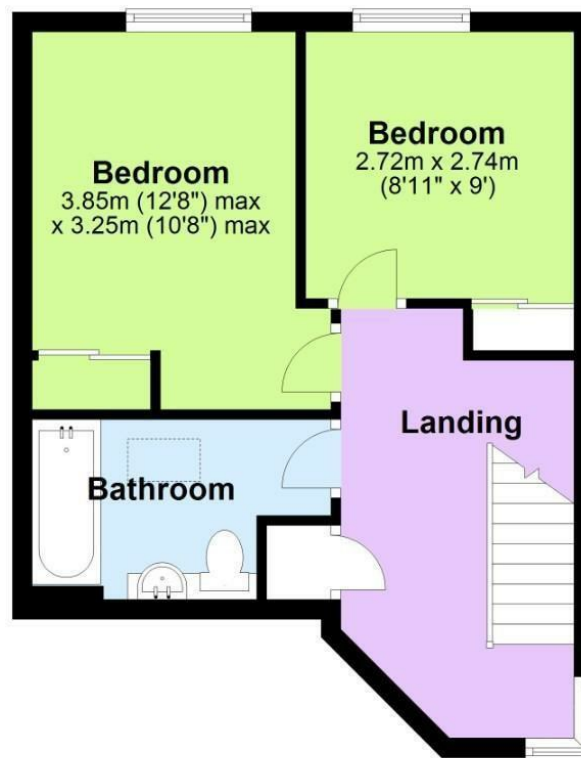
Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)



EPC

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