



40 Giles Court Rectory Road  
West Bridgford | NG2 6BL | £199,950

ROYSTON  
& LUND



- TWO BEDROOM SECOND FLOOR APARTMENT
- NO CHAIN, Lift Access
- Integrated Kitchen Appliances
- Ample Hallway Storage Space
- Brand New Carpets
- Communal Areas
- Visitors Parking And Guest Rooms
- Close By To Numerous Amenities
- EPC Rating - C
- Leasehold - Council Tax Band - C





**\*\*NO CHAIN\*\***

A TWO bedroom TOP FLOOR apartment with Lift Access located in Giles Court in West Bridgford. Situated close by to numerous amenities such as being within walking distance from Central Avenue where there are local shops, restaurants and delis, not to mention West Bridgford park. Giles court complex offers an array of inhouse benefits from communal areas and gardens to guest rooms for visitors and communal laundry rooms. This property would be an excellent purchase for buyers wanting to downsize.

Interior accommodation comprises of an entrance hall which leads you into the main reception room, two bedrooms and bathroom. The living room is a generous size with electric fireplace and a south facing window overlooking rectory road flooding the room with natural light. Off from the living room is the kitchen which has integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances.

Both bedrooms are well proportioned doubles. The principle bedroom having the benefit of built in wardrobe and storage space. The bathroom consists of a bath with shower overhead along with a wash basin and WC.

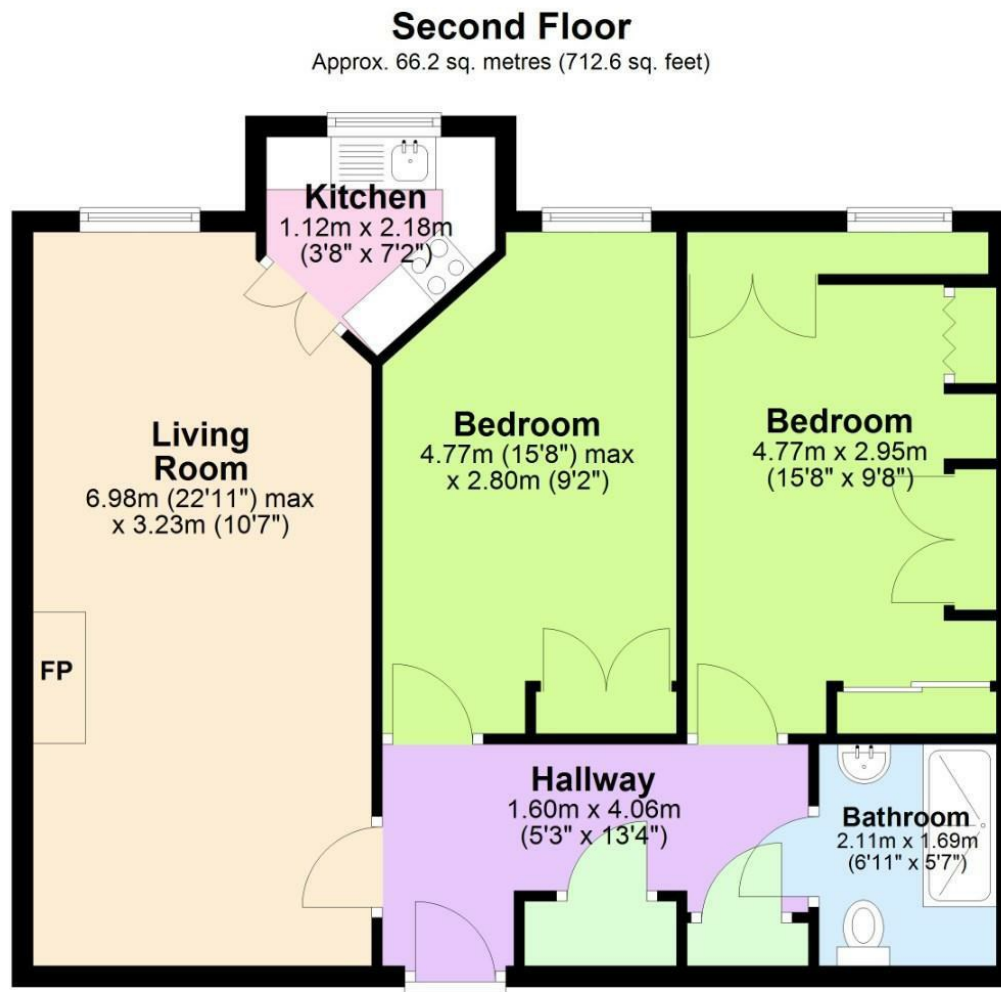
Length of lease: 125 years

Years left: 101 years

Service Charge: Annual £4,652 payable half yearly in advance (First Port)

Ground Rent: Annual £906 payable half yearly in advance.





Total area: approx. 66.2 sq. metres (712.6 sq. feet)

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.



**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>	74	79
(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		
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) <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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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