



Harvard House, Wilford Lane

West Bridgford | NG2 7RD | Offers Over £129,999

ROYSTON  
& LUND

- FOURTH FLOOR APARTMENT
- NO CHAIN
- Ample Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - D
- EXTENDED LEASE
- Opportunity To Put Your Own Stamp On Things
- River Trent Views
- Excellent Transport Links
- Freehold - Council Tax Band - A





A SPACIOUS THREE BEDROOM, FOURTH FLOOR APARTMENT situated close by to numerous amenities being within walking distance from Central Avenue. Bars, restaurants and local shops are on offer as well as excellent transport links into the City Centre. This property would be an excellent opportunity for a first time buyer.

Interior accommodation has been refurbished to a good standard throughout and is ready for buyers to put there own stamp on things and comprises of a main hallway leading to the main living room which overlooks the River Trent and Nottingham Forest Football Stadium, Three bedrooms, two of which have access to the balcony. A fitted kitchen with integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances, and a separate shower room and toilet.

Facing the apartments there are in ample off street parking via car parking spaces and spaces can be allocated in the underground car park.

Length of lease : 189 years

Years remaining : 139 years

Annual service charge : (including reserve fund) £5592 p.a.

PLEASE NOTE - DISCLAIMER : The above stated and advertised service charge, reserve fund, and any and all other fees relating to this property are subject to change at the discretion of the management company.

All costs of a major nature are taken from the reserve fund, and there are several projects that the management company are undertaking in the coming years as below:

- Concrete repair works to all 3 blocks
- Lift replacement (6) – doing one lift a year from 2026
- Fire Risk Assessment works – These contain fire stopping and compartmentation to all areas noted within the compartmentation survey
- Intercom upgrades to all blocks

It is standard practise to understand the indicative costs when carrying out any of the projects listed above, however the management company can not commit to firm costings until the second stage of consultation under section 20 of the landlord and tenant act 1



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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> <small>EU Directive 2002/91/EC</small>		
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> <small>EU Directive 2002/91/EC</small>		

### Fourth Floor

Approx. 84.2 sq. metres (906.4 sq. feet)



Total area: approx. 84.2 sq. metres (906.4 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.

# ROYSTON & LUND