

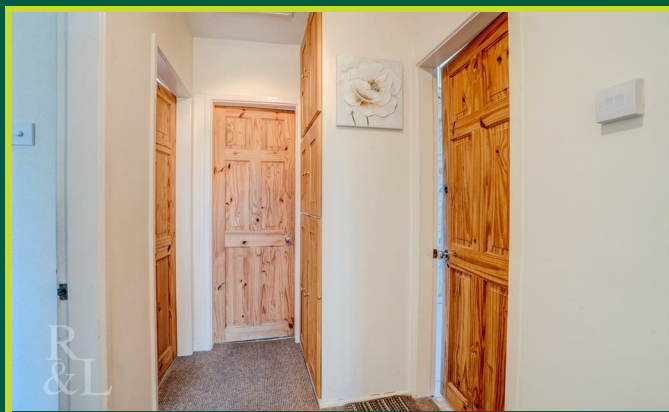


136 Greythorn Drive

West Bridgford | NG2 7GA | £165,000

ROYSTON
& LUND

- Two Double Bedroom First Floor Apartment
- Close By To Numerous Amenities
- Off Street Parking
- Spacious Reception Room
- Leasehold Property
- Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links
- Three Piece Bathroom
- EPC Rating - E
- 50% Share of Freehold Ownership With Ground Floor Apartment





A well positioned first floor apartment located in Wilford which is close by to numerous amenities being so close to Loughborough Road shops and a short drive to Central Avenue where there are bars, restaurants and cafes, as well as major sporting venues such. Not to mention excellent transport links into the City Centre.

With Stairs leading to accommodation with comprises of the main living room with large front aspect window flooding the room with natural light, a kitchen with integrated appliances and both double bedrooms that share a three piece shower room consisting of a bath with shower overhead along with a wash basin and WC. Property benefits from an economy 7 electric heating system and UPVC double glazing.

Facing the property there is ample off street parking via a shared driveway that fits a vehicle to right aspect. Current owner has advised that there is active building insurance - £197/annum in 2025.

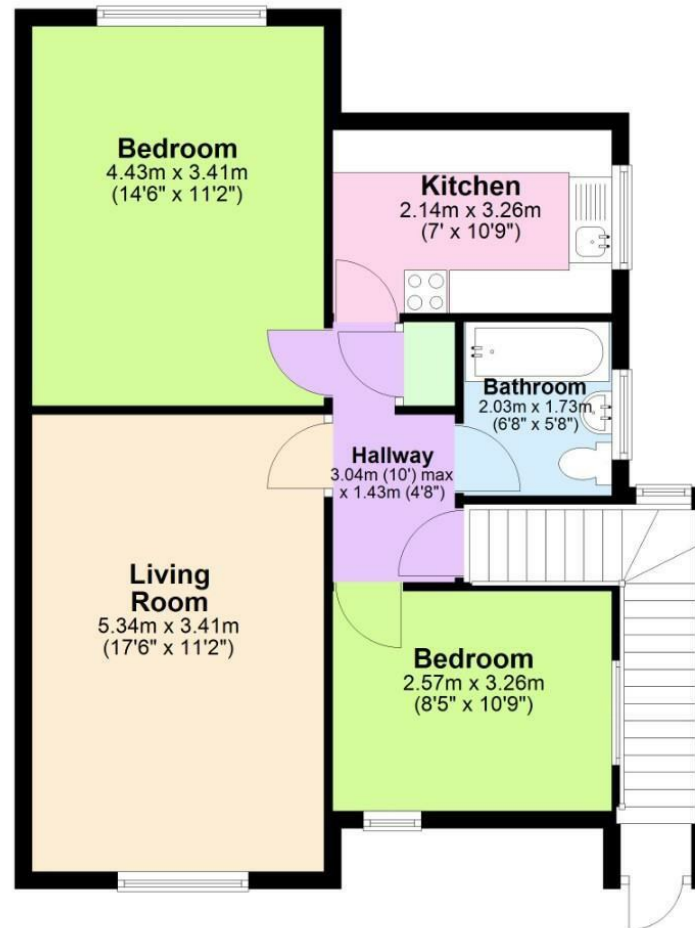
This property would be a perfect fit for first time buyers or working professionals.

KINDLY NOTE: The current owner owns 50% of the freehold interest of this leasehold property and the owner has advised that they own 50% of the shared driveway which can park a vehicle to the right hand side of the building, along the hedge line. We have also been advised by the seller that there is no lease service charge nor ground rent nor management company as per the 50% ownership of the freehold.

Royston and Lund advises all prospective buyers to confirm parking arrangements, lease details, land and driveway ownership and potential charges with their solicitors.



First Floor Approx. 64.3 sq. metres (692.6 sq. feet)



Total area: approx. 64.3 sq. metres (692.6 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		
	41	58
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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**