



2 Earlswood Drive

Edwalton | NG12 4AZ | Price £180,000

ROYSTON
& LUND

- Immaculately Presented Two Bedroom Ground Floor Apartment
- Space For Freestanding Appliances
- Patio Areas
- Close By To Numerous Amenities
- EPC Rating - C
- Fully Refurbished Throughout To A Top Standard
- Wrap Around Garden
- Separate Storage Space
- Excellent Transport Links
- Council Tax Band - A





A well-appointed ground-floor two-bedroom apartment set in the highly sought-after area of Edwalton. Situated a short drive from numerous amenities, and within close proximity to West Bridgford's Central Avenue, where there are bars, restaurants, and local shops, this property is ideally located. Not to mention being in the catchment area for well-regarded schools and having excellent transport links into the surrounding areas and the City Centre, this property would be a perfect fit for a growing family.



The interior accommodation comprises an entrance hall that leads into the main reception room, kitchen, both bedrooms, and bathroom. The living room is generously sized, with a front-aspect bay window flooding the room with natural light, complemented by a stylish fireplace. The kitchen boasts high-quality base and wall units, with plenty of space for freestanding appliances, whilst also benefiting from dual-aspect windows and a back door leading to the rear garden.

Both bedrooms are well-proportioned doubles and share a modern three-piece bathroom suite consisting of a bath with shower overhead, along with a wash basin and WC.

To the front of the property, there is a neatly kept wrap-around garden consisting of fenced boundaries, well-maintained hedgerows, and a patio area for outdoor seating and/or alfresco dining. There is also a convenient brick-built store shed.

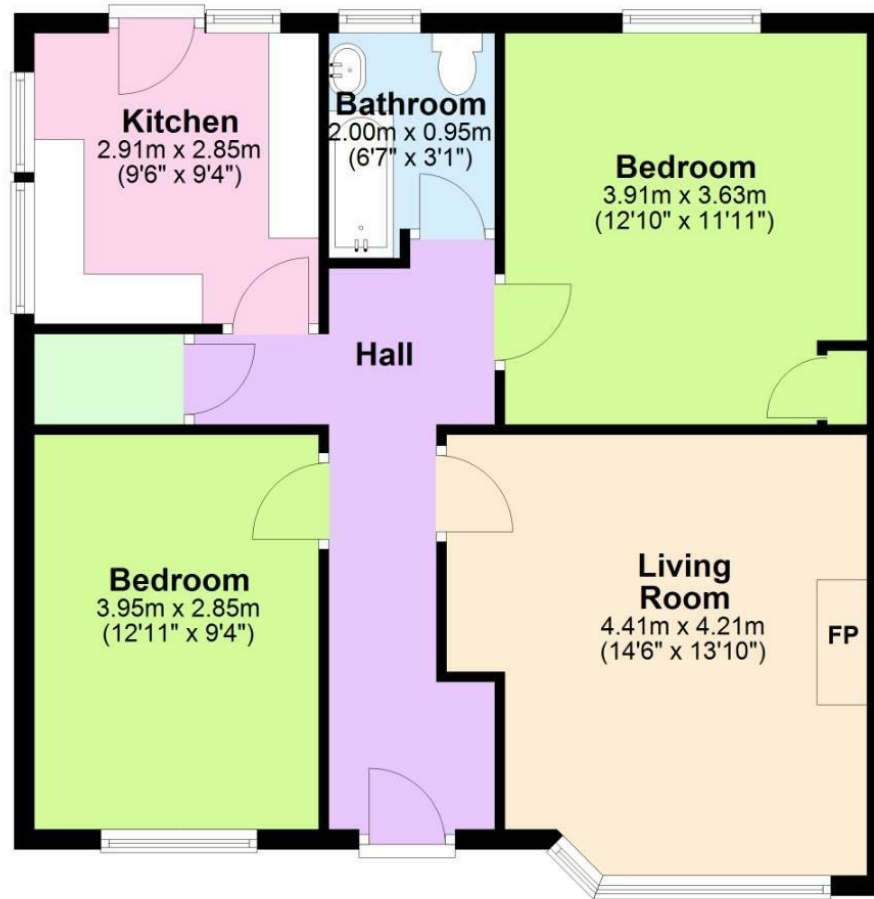
Length Of Lease: 125 years

Years Left: 82 Years

Ground Rent & Service Charge: £792.48pa

Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



Total area: approx. 67.7 sq. metres (728.5 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) A		
(81-91) B		
(69-80) C	72	74
(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 (CO₂) 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		

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