



Apartment 20, Regency point Radcliffe Road

West Bridgford | NG2 5HG | Guide Price £147,500

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- Guide Price £147,500 to £152,500
- One bedroom with built in wardrobes
- Open plan living area
- Ideal first home or buy to let
- EPC rating B
- First floor apartment
- Three piece bathroom
- Integrated kitchen
- Leasehold
- Council tax band B





\*\*\*There is a guided video tour of this property.  
Please contact Royston and Lund directly to view  
it\*\*\*

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This immaculately presented one double bedroom first floor apartment is situated towards the rear of this attractive development and is within walking distance to the town centre of West Bridgford with all the delis, bars, cafes, restaurants, shops, and amenities on offer in this popular location.

The property briefly comprises an entrance hallway with storage cupboard, one double bedroom with built in wardrobes, a separate three piece bathroom with mains shower over the bath and an open plan living area. The kitchen has integrated appliances including a cooker, five ring gas hob, extractor fan, fridge / freezer, dishwasher and washing machine.

The property has UPVC double glazing, gas central heating and there are communal garden's together with allocated parking spaces at the rear.

Lease from 2006 for 125 years

Service charge £884 PA

Ground Rent £250 PA



**First Floor**  
Approx. 54.3 sq. metres (584.1 sq. feet)



Total area: approx. 54.3 sq. metres (584.1 sq. feet)

**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</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 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>		

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