



8 Hilton Grange Hilton Crescent

West Bridgford | NG2 6UG | Guide Price £230,000

ROYSTON  
& LUND



- Ground floor retirement apartment
- Wetroom
- Sun terrace overlooking gardens
- On-site facilities
- EPC Rating C
- Two double bedrooms
- Kitchen area with integrated cooker & hob
- Communal parking
- Leasehold
- Council tax band C







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

A spacious two double bedroom ground floor apartment in the highly sought after Hilton Grange development.

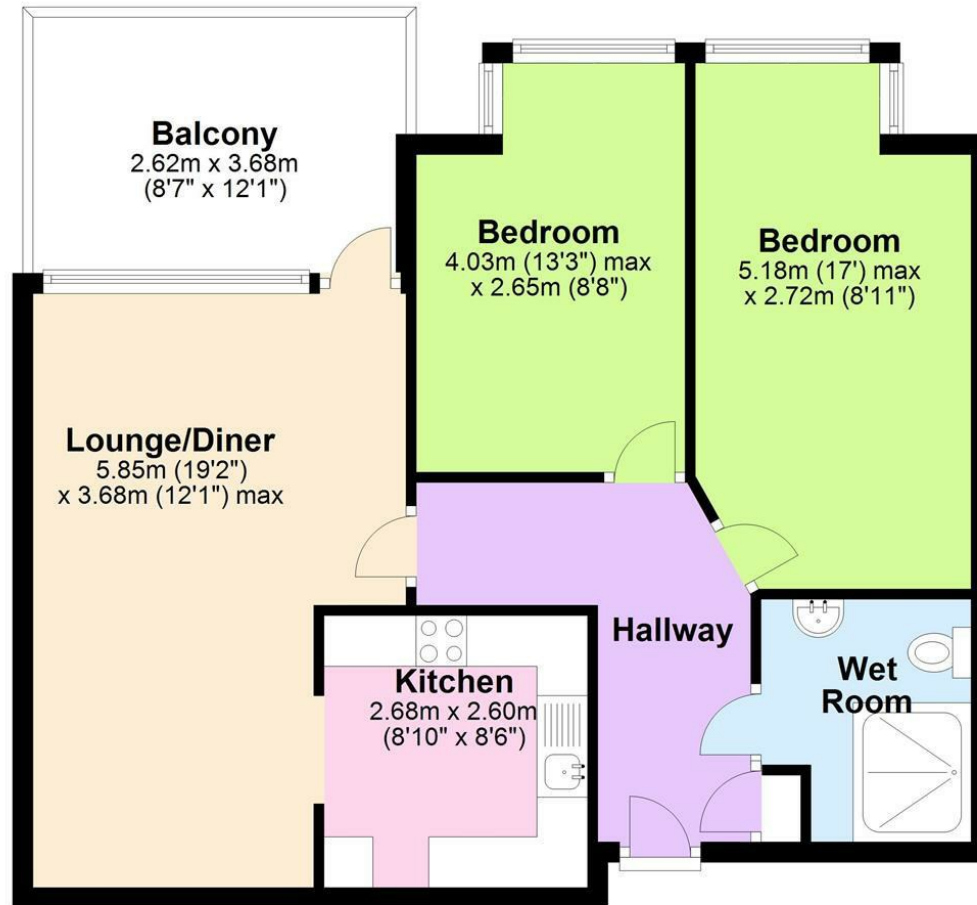


Hilton Grange is a popular complex for over 55's with convenient transport links, access to local shops and is being sold with no upward chain. The property is entered through an intercom communication system with communal areas, that lead to the communal hallway leading to the front entrance door. The entrance door opens to a generous reception hall with built in storage, a kitchen and a generous lounge dining area which opens up onto a sun terrace overlooking the communal gardens. There are two double bedrooms and a wetroom.

The Hilton Grange complex benefits from a range of facilities such as plentiful parking, laundry, computer room, lounge, gym, guest room and a variety of social events.

## Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Total area: approx. 63.3 sq. metres (681.0 sq. feet)



## 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>		
(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> 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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