



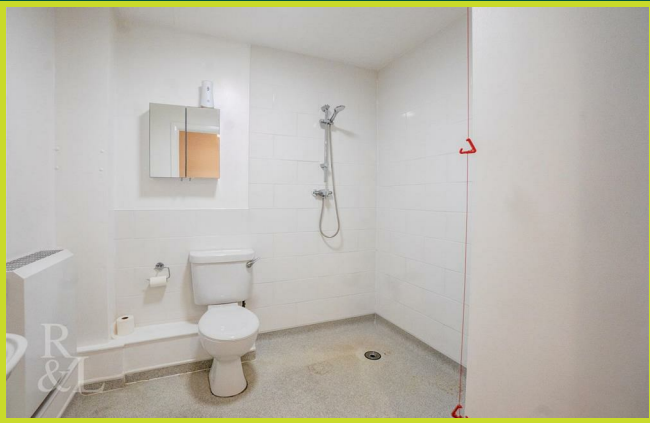
8 Hilton Grange Hilton Crescent

West Bridgford | NG2 6UG | Asking Price £215,000

ROYSTON
& LUND

- Ground Floor Two Bed Apartment
- Communal Lounge, Laundry Facilities, Gym & Computer Room
- NCT Bus Stop Nearby & Community Bus For Health Centre
- No Upward Chain
- EPC Rating - C
- Popular Over 55's Development
- Shopping Precinct Over The Road
- South Facing Balcony Off Living Room
- Viewing Recommended
- Council Tax Band - C





****NO CHAIN****

A well presented light and airy GROUND floor flat with no upward chain. Buying in the popular Hilton Grange development provides so much more than the flat itself. It is ideally located within it's community with a CO-OP, local butchers, gift shop, cafes and hair dressers. There is a frequent local bus route round the corner for West Bridgford, Nottingham City as well as the community bus for the health centre.

Hilton Grange is a popular complex for over 55s with a fantastic community spirit and a lovely range of communal facilities including a large lounge for things such as coffee mornings, birthday parties or festive celebrations. It has plentiful parking, laundry and computer rooms, a gym and a guest apartment for additional visitors.

The flat boasts a beautiful view over the gardens and established trees, with a south facing aspect. The property is entered through an intercom communication system with communal areas and a wide hallway leading to the front entrance door. On entering the flat the hall benefits from a double storage cupboard with access into the lounge, both bedrooms and the shower room.

The large lounge / diner offers ample living space with a window and door that opens up onto the south facing balcony and an opening into the fitted kitchen. The room has a sense of light and space due to the patio style full length window providing the view. Both double bedrooms benefit from dual aspect windows and the shower room consists of a shower, WC and wash basin.

Annual Service Charge: £4572.00 // £381.00 per month
Kindly Note: The above Service Charge covers Electricity, Heating, Water and Buildings Insurance.

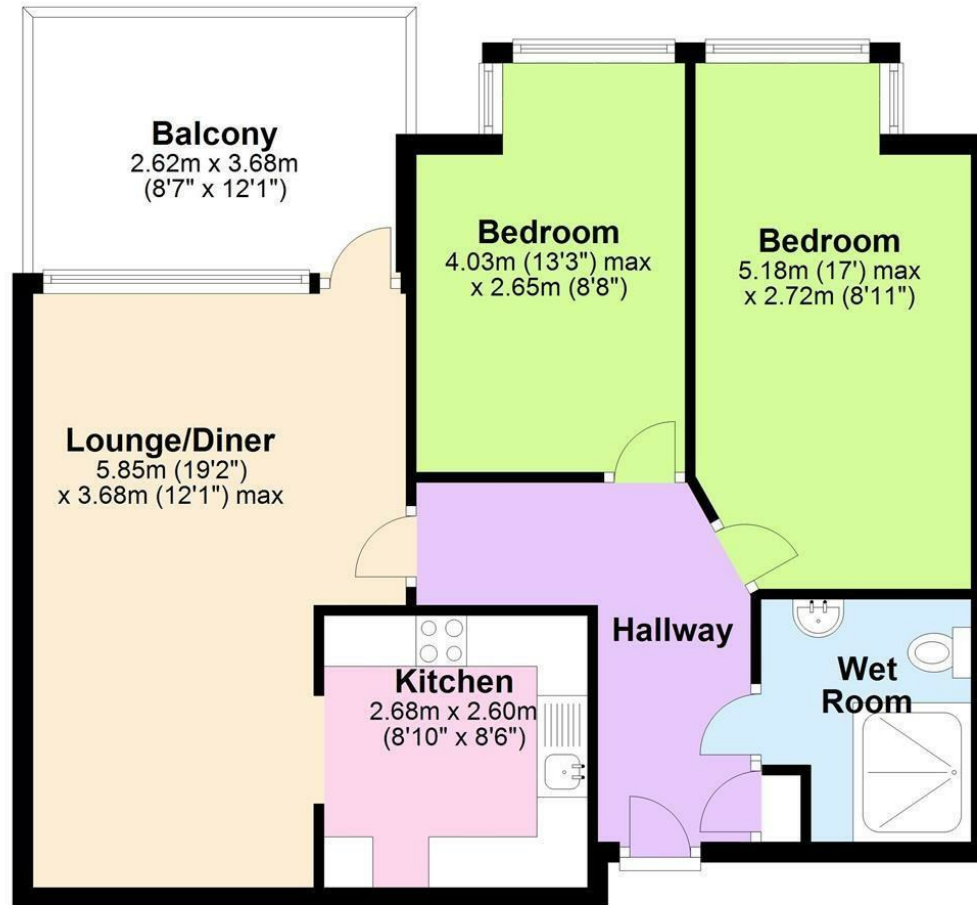
Additional Variable Expenses: Contents Insurance, Council Tax and Broadband

Lease Details: 999 years from 1 January 2006 - 979 years remaining



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) A		
(81-91) B		
(69-80) C	76	77
(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		

England & Wales EU Directive 2002/91/EC

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