

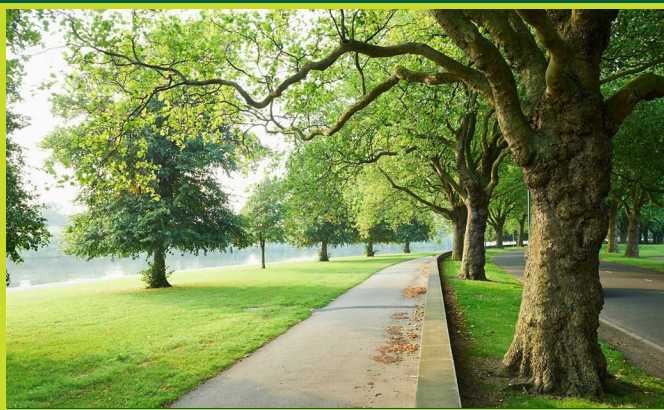


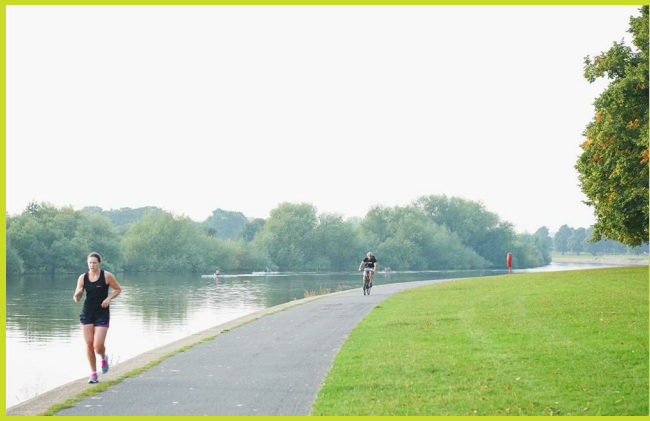
6 Felton Road

| NG2 2EH | £320,000

ROYSTON
& LUND

- Sought after location next to Victoria Embankment park
- Off street parking
- Walking distance to West Bridgford and City Centre
- Fully fitted kitchen with solid surface worktop
- Engineered wooden flooring to living areas
- Two south facing terraces
- Part of Old Meadows Conservation Area
- Large Velfac windows give lots of natural light
- Integrated appliances with Neff oven and hob
- Honeywell Evohome smart heating controls





This townhouse makes the most of its location by providing two levels of south facing terrace at ground and second floor. Off street parking is available on the driveway to the front of the house.

The ground floor provides open-plan kitchen, dining and living space with sliding doors out onto the elevated, south facing terrace.

At first floor there are two double bedrooms, a bathroom and a built-in storage area (please note there are no fitted wardrobes in the property). The south-facing bedroom at the front of the house benefits from excellent natural light and views over the embankment park.

On the second floor is a large 3rd bedroom with en-suite, and a south-facing terrace that runs the full width of the house – a great spot to relax and take in the view. The total floor area is approximately 107 sq m / 1,150 sq ft.

Tenure: Freehold, Annual Estate Charge £111.67

Situated next to the beautiful Green Spaces of Victoria Embankment, this home enjoys an excellent location for an active and healthy lifestyle. Riverside walks, playgrounds, running and cycling are all on your doorstep. Set in the Old Meadows Conservation Area, the location is further characterised by its unique and historic architecture, formal gardens, monuments, band stands and annual festivals.

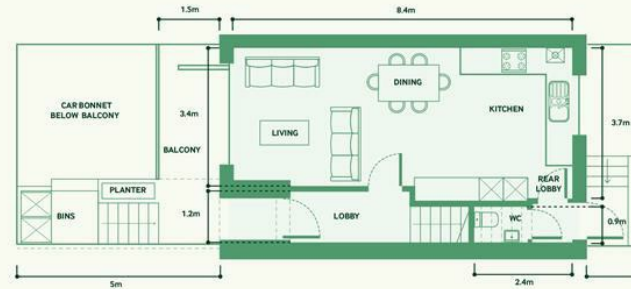
The home forms part of Meadows Green, a new development by Blueprint - one of Nottingham's most innovative developers and responsible for some of the most critically heralded property developments in the region.



Floorplans
Felton 3 Bed – Trent Works

MEADOWS GREEN
TRENT WORKS & MUNDELLA

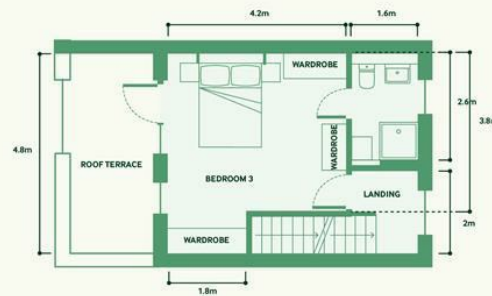
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plans are for illustrative purposes only



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		

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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