

The Boundary Fox Road

West Bridgford | NG2 6AL | Offers Over £235,000 - £265,000

ROYSTON & LUND

- Two Bedroom Second Floor Apartment
- High Quality Kitchen With Integrated Appliances
- Ensuite Shower Room And Three Piece Bathroom
- Stones Throw From Numerous Amenities
- EPC Rating - C
- CHAIN FREE
- Large Full Width Balcony Viewing Trent Bridge Cricket Ground
- Central West Bridgford Location
- Excellent Transport Links
- Council Tax Band - B

















CHAIN FREE

Royston and Lund are delighted to bring to the market this two bedroom second floor apartment located on Fox Road, in Central West Bridgford. Situated a stone's throw away from numerous amenities from local shops, bars and restaurants and major sporting venues. Not to mention the excellent transport links into the City Centre. This versatile property would be a perfect fit for first time buyers, working professionals or even for those wanting to downsize.

Interior accomodation comprises of a hallway upon entry that leads you into the main reception room, kitchen, Both bedrooms and bathroom. The living room is a generous size with fireplace surround and sliding doors to the west facing, full width balcony overlooking the Fox Road Stand of the Trent Bridge Cricket Ground with more than enough space for outdoor seating and dining. The kitchen is ample in size featuring high quality base and wall units housing integrated appliances such as an oven, hob and extractor fan built in dishwasher and space for washing machine.

The master bedroom is a spacious double and showcases built in wardrobe and cupboard space along with a modern tiled ensuite shower room consisting of a shower along with wash basin and WC. Bedroom two is a further double. Both bedrooms have additional access to a three piece suite bathroom displaying a bath along with a wash basin and WC.

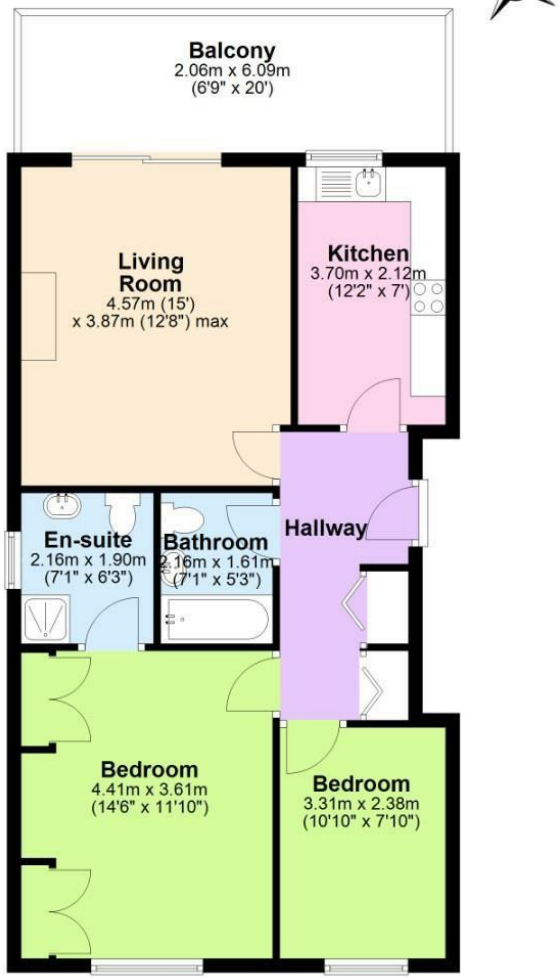
To the entrance hallway there is additional convenient storage space.

Access to the rear of the property is accessed via a remote control electric gate where there is an allocated off street parking space for one vehicle. There are also two visitor spaces which are first come first served.

Length of Lease: 999 Years
Years Remaining: 969 Years
Annual Service Charge: £1440

Second Floor

Approx. 66.8 sq. metres (718.8 sq. feet)



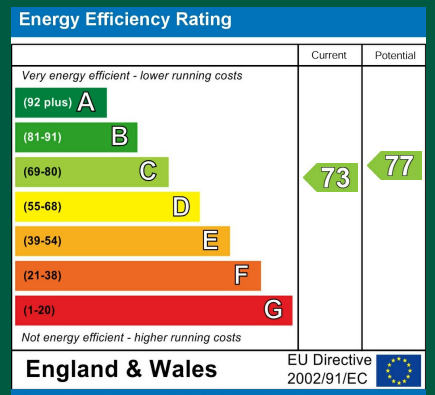
Total area: approx. 66.8 sq. metres (718.8 sq. feet)

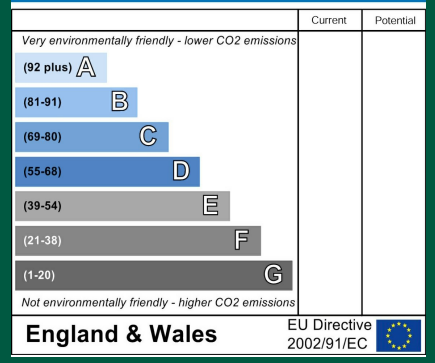
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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ROYSTON & LUND