



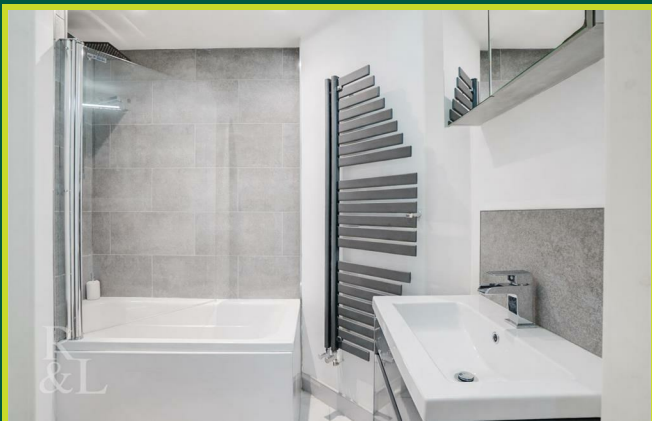
The Gallery 8-10 Radcliffe Road

West Bridgford | NG2 5FW | Guide Price £170,000

ROYSTON
& LUND

- First Floor Two Bedroom Apartment
- Open Plan Kitchen Diner/ Living Room
- Allocated Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - C
- Immaculately Presented Throughout
- Ensuite Shower Room And Family Bathroom
- Central Location
- Excellent Transport Links
- Council Tax Band - B





****GUIDE PRICE £ 170,000 - £ 180,000****

A central positioned two bedroom first floor apartment located on Radcliffe Road in West Bridgford. Showcasing high quality fixtures and fittings and top of the range integrated kitchen appliances.

Situated a stone's throw away from numerous amenities and a short walk from Central Avenue where you will find local, shops, bars and restaurants. Not to mention being a stones throw from major sporting venues and having excellent bus routes into the City Centre. This property would be a great fit for first time buyers or working professionals.

In brief the interior comprises a stunning open plan kitchen diner/living room with a front aspect bay window flooding the room with natural light, high quality base and wall units along with plenty of space for dining and relaxation. Both bedrooms are well proportioned doubles. The master bedroom benefitting from its own ensuite shower room. The main bathroom consisting of a bath with shower overhead along with a wash basin and WC.

The property comes with an allocated car parking space.

Length of Lease: 126 years

Years Left: 118 years

Ground Rent: £87.50 Bi Annually

Annual Service Charge: £2060





Ground Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 49.7 sq. metres (534.7 sq. feet)

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**