

40 Harvard House Wilford Lane
West Bridgford | NG2 7RD | Guide Price £125,000

ROYSTON & LUND

- Third floor apartmentRiver views
- Three bedrooms
- bathroom with separate WC
- No upward chain
- EPC rating E

- Modern kitchen
- Balcony
- Leasehold Cash buyers only due to length of lease
- Council tax band A

















***There is a guided video tour of this property.

Please contact Royston and Lund directly to
view it***

Cash buyers only due to short length of lease

A three bedroom third floor apartment in the Harvard House building with amazing views over the River Trent being sold in immaculate condition and no upward chain. The property benefits three bedrooms, a modern kitchen and is situated close to West Bridgford Town Centre.

The property briefly comprises an entrance hallway, three bedrooms with two having access to the balcony and two double bedrooms having built in storage. There is a bathroom with separate WC, a modern kitchen and the lounge has spanning views over the River Trent.

The following leasehold information has been provided by the vendor:

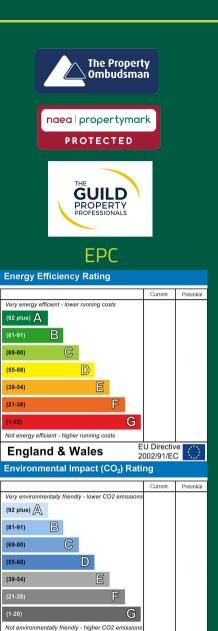
53 years remain on the lease Service charge is £1424.77 PA Ground Rent is £30 PA

Approx. 81.4 sq. metres (875.8 sq. feet) FP Lounge/Diner 5.66m x 3.07m (18'7" x 10'1") Hallway Bathroom Kitchen 3.33m (10'11") max x 1.69m (5'7") WC Bedroom 5.68m (18'8") into built-in wardrobe x 3.07m (10'1") **Bedroom** 4.52m (14'10") into built-in wardrobe x 2.73m (8'11") Bedroom 3.91m (12'10") (1.79m (5'10") max Balcony

Third Floor

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 81.4 sq. metres (875.8 sq. feet)





England & Wales

EU Directive 2002/91/EC