



40 Harvard House Wilford Lane

West Bridgford | NG2 7RD | Guide Price £125,000

ROYSTON
& LUND

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

Third Floor
Approx. 81.4 sq. metres (875.8 sq. feet)



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



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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