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&L

54B Trent Boulevard

West Bridgford | NG2 5BD | Guide Price £150,000 - £160,000

ROYSTON
& LUND

- One Double Bedroom
- Integrated Kitchen Appliances
- Off Street Allocated Parking
- Short Walk From Numerous Amenities
- EPC Rating - D
- Well Presented Throughout
- Modern Fitted Shower Room
- Spacious Living Room
- Excellent Transport Links
- Council Tax Band - A





****GUIDE PRICE £ 150,000 - £ 160,000****

A well appointed one bedroom ground floor apartment set in the ever desirable Lady Bay West Bridgford. Situated close by to numerous amenities such as being a short walk from cafes and park walks. Not to mention being a short stroll from Central Avenue where there are bars, restaurants and local shops. This property would be a great fit for a first time buyers or working professionals.



Interior accomodation comprises the kitchen upon entry which boasts high quality base and wall units and integrated appliances such as an oven, hob and extractor fan, built in fridge and freezer, with more than enough room to add further freestanding appliances. Off from the kitchen is the hallway that leads you into the main reception room, double bedroom and shower room. The living room is a generous size and features split nook for desk space and a large front aspect window overlooking the front elevation and more than enough room for guests. The double bedroom is ample in size is paired with a modern tiled shower room consisting of a walk in shower along with a wash basin and WC.

Facing the property there is off street parking via an allocated space. To the rear there is a shared courtyard area creating a perfect suntrap in the summer months.

Leasehold:

Ground Rent: £200.00 P/A

No Service Charge

Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 sq. feet)

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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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		

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