



11 Medbank Court

| NG11 7FY | Guide Price £175,000 - £180,000

ROYSTON
& LUND

- Two Bedroom Maisonette
- Off Street Parking - Single Garage
- Generous Storage Space
- Close By To Numerous Amenities
- EPC Rating - C
- Immaculately Presented Throughout with New Windows
- Private Garden
- Modern Fitted Kitchen With Integrated Appliances
- Excellent Transport Links
- Leasehold - Council Tax Band - A





****GUIDE PRICE £175,000 - £180,000****

Royston and Lund are delighted to bring to the market this two bedroom maisonette set in Silverdale on Medbank Court. Situated close by to numerous amenities being a short drive from West Bridgford and Clifton where you will find local shops, pubs and restaurants. Not to mention excellent transport links via the A52 and A453. This property would be a great fit for first time buyers, high quality buy to let or even for those wanting to downsize.

Interior accommodation comprises the staircase upon entry that leads up to the landing granting access to the main reception room, both bedrooms and three piece bathroom. The living room is a generous size with large window flooding the space with natural light. The living room leads into the modern galley kitchen featuring integrated appliances from an oven, hob and extractor fan along with an eye level microwave and space for your freestanding fridge/freezer and washing machine.

Both bedrooms are well proportioned doubles. The master bedroom being the larger of the two and the second bedroom benefitting from over stair storage. Both bedrooms share a modern three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC. To the landing there is ample additional storage.

The property is set in a quiet courtyard area. The rear displays your own spacious private garden with lawn space, patio pathways, along with mature shrubbery and established trees.

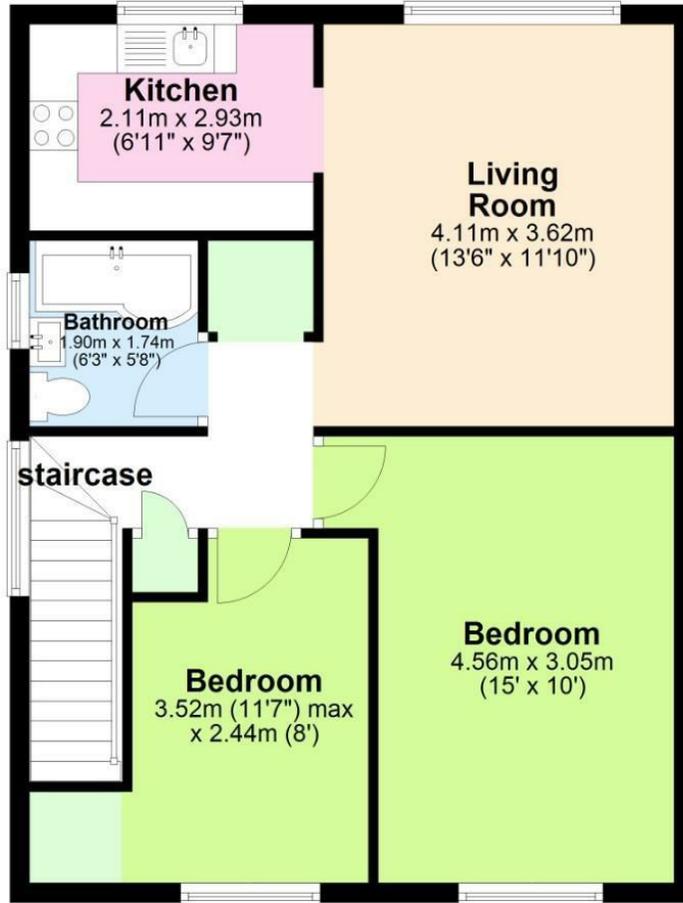
The property also comes with its own single garage.

Length of lease: 189 years
Years remaining: 130 years
Ground Rent: £0
Service Charge: £0



Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



Total area: approx. 58.3 sq. metres (627.8 sq. feet)



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (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