



14 Leverton Court

West Bridgford | NG2 6FL | Asking Price £175,000

ROYSTON
& LUND

- **NO UPWARD CHAIN**
- Ample Off Street Parking
- Modern Three Piece Bathroom
- Close By To Numerous Amenities
- EPC Rating - C
- Two Bedroom First Floor Flat
- Single Garage
- Spacious Living Room/Dining Room
- Excellent Transport Links
- Council Tax Band - A





*** NO UPWARD CHAIN ***

Royston and Lund are delighted to bring to the market this two bedroom first floor flat located on Leverton Court in West Bridgford. Situated close by to numerous amenities and being a short drive from Central Avenue where there are local shops, bars and restaurants. Not to mention having excellent transport links into the City Centre. This property would be a great fit for first time buyers or working professionals.

Interior accommodation comprises of an entrance hall that leads into kitchen, the main living room/dining room and storage cupboard to the left hand side. The kitchen is ample in size and shows high quality base and wall units that house an integrated oven, hob and extractor hood, along with more than enough room to add further freestanding appliances. The living room/dining room boasts more than enough room for family and friends with a large window to the front elevation flooding the room with natural light.

Both Bedrooms are well proportioned doubles. The master bedroom showcasing built in wardrobes. Both bedrooms share a modern three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

One of the standout features of this property is the garage situated in a communal block, providing secure storage or off street parking. Lastly, there is the benefit of communal gardens.

Length of lease: 137 years

Years left: 137 years

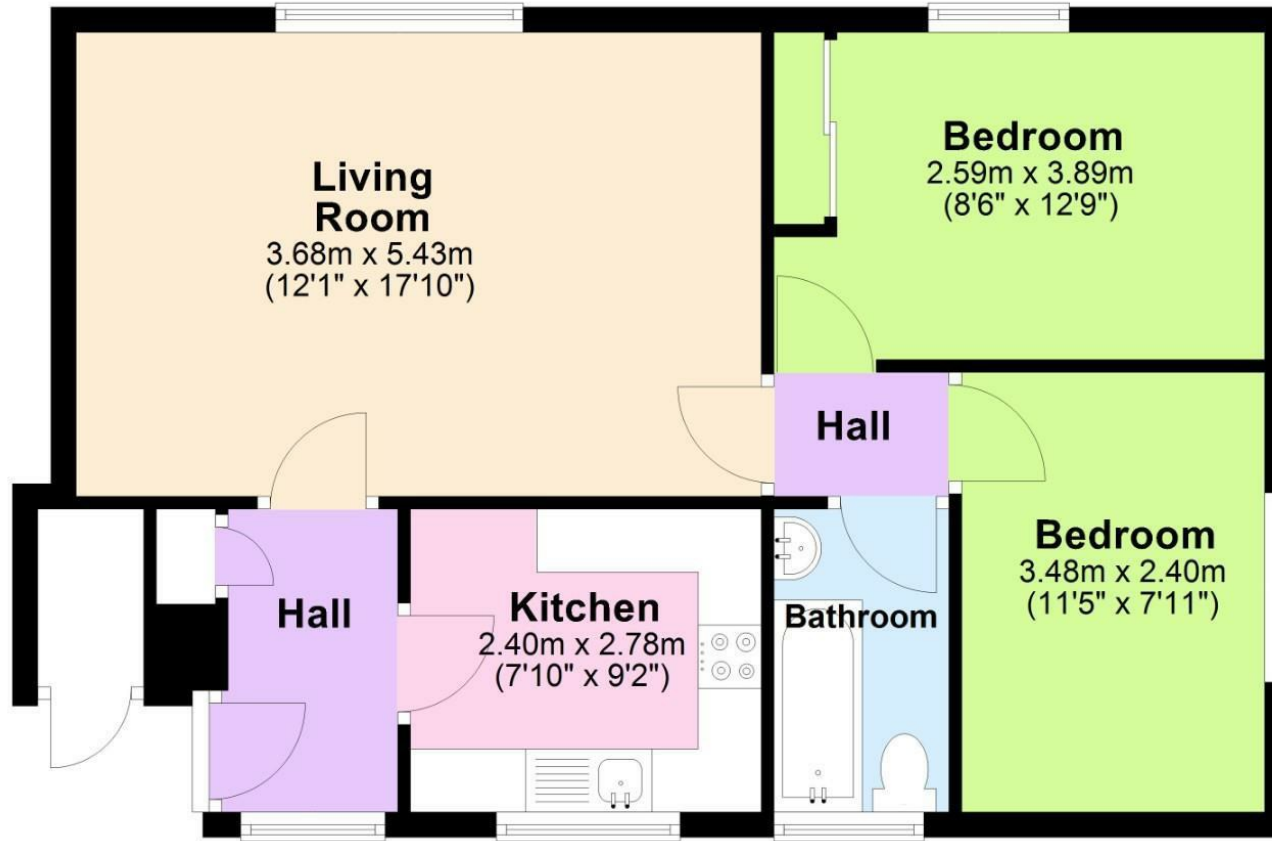
Annual Ground rent: £15

Annual Service Charge: £1580



First Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



Total area: approx. 57.4 sq. metres (617.5 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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 (CO ₂) 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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