

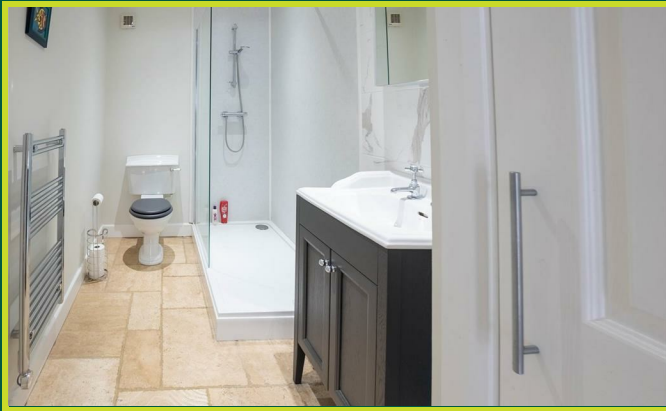


Flat D 128 Musters Road

West Bridgford | NG2 7PW | Guide Price £210,000

ROYSTON  
& LUND

- Ground Floor Apartment
- Off Road Parking
- Fitted Kitchen
- Council Tax B
- EPC Rating D
- Two Double Bedrooms
- Beautifully Presented
- Spacious Lounge
- Leasehold Property
- Viewing recommended





Virtual Tour Available upon request.

This beautifully maintained and sympathetically converted, two double bedroom first floor apartment is presented in excellent order throughout. Situated within a short walking distance to excellent local facilities including shops, restaurants, parks as well as the Trent Bridge Cricket ground, also with good transport links to the city centre.



Benefiting from UPVC double glazing, electric heating, security entrance system. The spacious accommodation comprises; a contemporary door which leads to a communal entrance lobby, communal entrance hall, stairs to the first floor from where a door leads into the apartment through the L-shaped entrance hall, spacious Lounge diner with feature bay window to the front, contemporary kitchen, two double bedrooms, master bedroom has a fitted wardrobe, large feature bay window to the side and a door to the en-suite shower room, there is a second bedroom and a modern shower room.

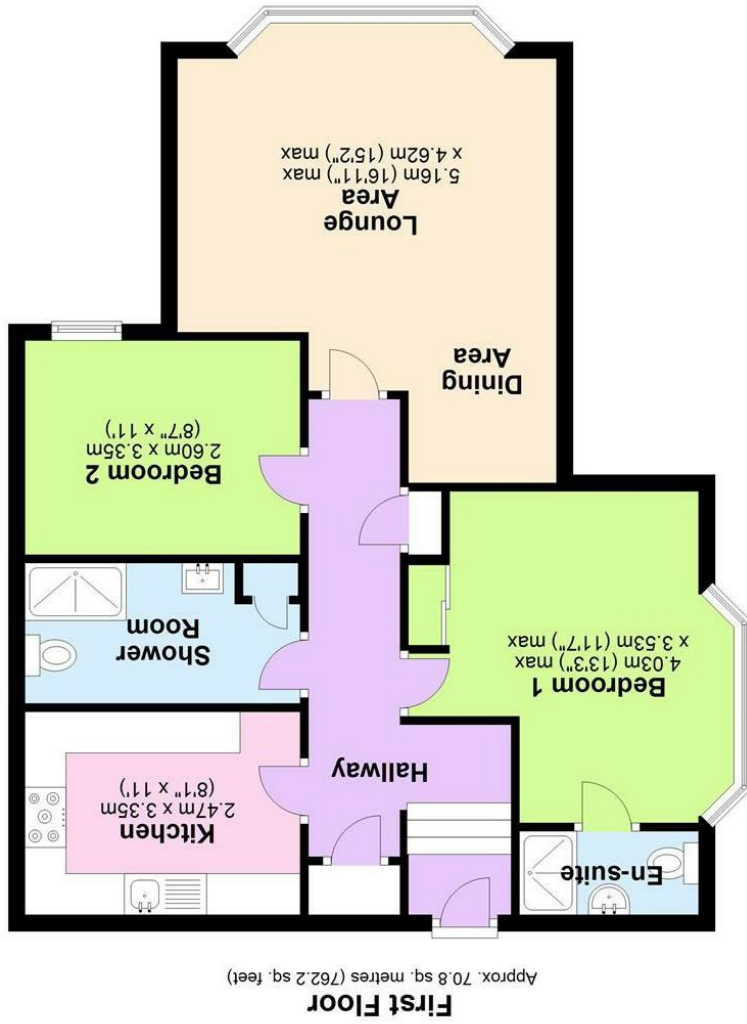
Outside to the front there is parking area where the property has an allocated parking space.

We believe that the lease is 999 years with effect from 2006 and there is a community charge of £700 per annum.

Viewing is highly recommend.

These particulars, whilst believed to be accurate 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.

Total area: approx. 70.8 sq. metres (762.2 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20) G	(21-38) F	(1-20) G	(21-38) F
(39-54) E	(55-68) D	(39-54) E	(55-68) D
(69-80) C	(81-91) B	(69-80) C	(81-91) B
(92 plus) A		(92 plus) A	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential

**EPC**

48 → 59

**THE PROPERTY GUILD PROFESSIONALS**

**Protected** nged | propertymark

**The Property Ombudsman**