



8 Askham Court Radcliffe Road
Gamston | NG2 6NR | Guide Price £199,950

ROYSTON
& LUND

- Guide Price £199,950 to £210,000
- Two Shower Rooms
- Fitted Contemporary Kitchen
- Secure Car Parking Space
- EPC Rating C
- Duplex apartment - Two Bedrooms
- Stylish Lounge Diner
- Gas Central Heating
- Council Tax Band C
- Leasehold





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A spacious beautifully presented two bedroom duplex penthouse apartment located within the secure gated development of Askham Court with allocated car parking at the rear. The property is situated on the edge of Gamston within walking distance to the shops, bars and restaurants in the centre of West Bridgford.

In brief the accommodation has well maintained communal areas with stairs up to the third floor.

This leasehold apartment comprises of a generous entrance hall with spiral staircase to the second bedroom which has an en-suite shower room. There is an impressive central living space with lounge and dining area with fitted wall furniture and a Juliet balcony which offers views out towards Gamston village, The lounge diner opens into the modern fitted kitchen. There is also a master bedroom with a Jack and Jill en-suite shower room.

There is a 999 year lease from 2008
Service charge £ 1088.28 PA
Ground rent £205 PA





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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

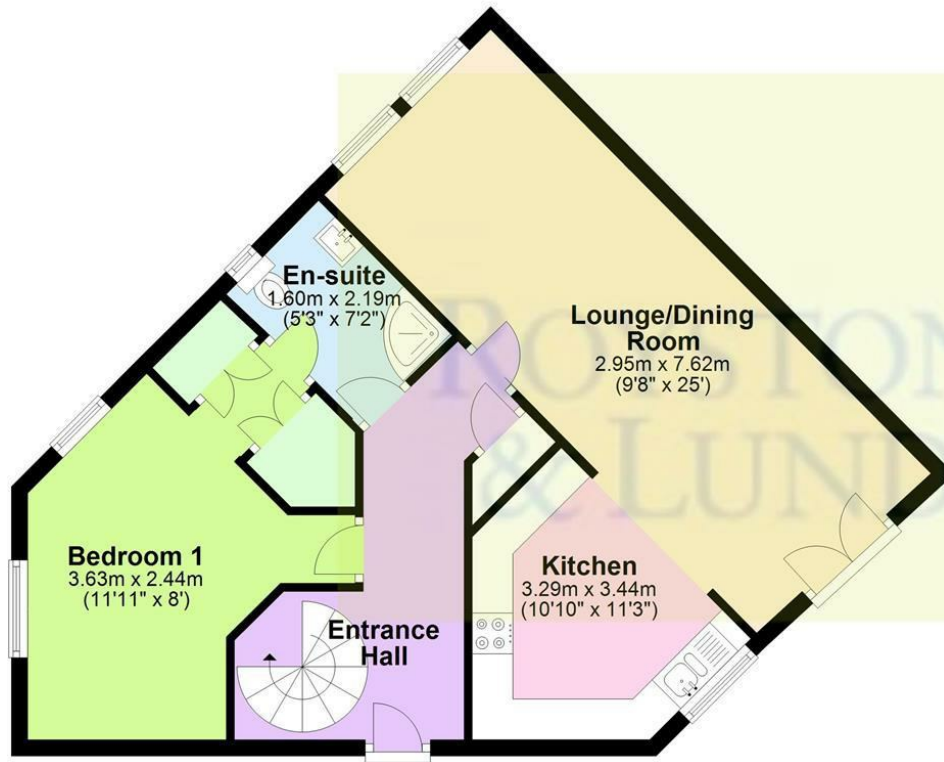
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	80	81
(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

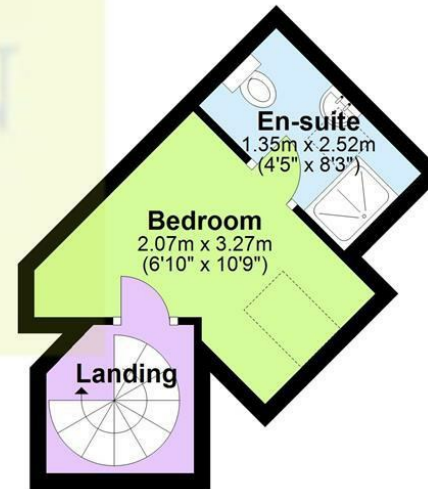
Second Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Top Floor

Approx. 14.1 sq. metres (152.3 sq. feet)



Total area: approx. 74.4 sq. metres (801.0 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.

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