



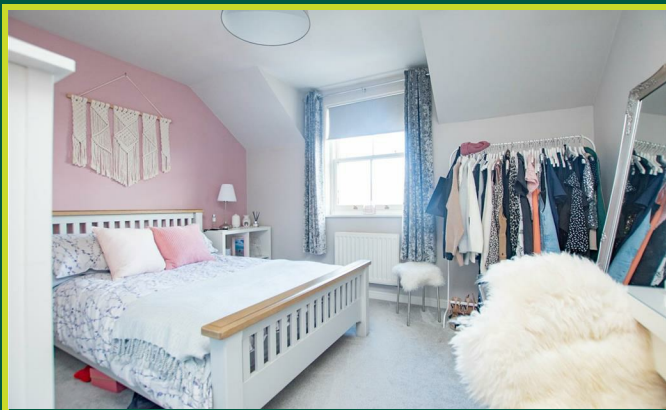
31 Manor House Close

Wilford | NG11 7BR | Guide Price £175,000

ROYSTON  
& LUND



- Stunning second floor apartment
- Modern Kitchen
- Immaculately presented
- Allocated parking
- EPC rating C
- Two double bedrooms
- Modern Bathroom
- Lounge with Juliette balcony
- Situated in Wilford - Leasehold
- Council tax band C







\*\*\*There is a guided video tour of this property. Please contact Royston and Lund directly to view it\*\*\*

A stunning two bedroom second floor apartment situated within a gated complex, that has been fully renovated to a high standard throughout by the current owner and would be ideally suited to a professional couple or first time buyer looking to get onto the property ladder.

The property briefly comprises an entrance hallway, with modern bathroom that benefits from a p-shaped bath with shower overhead, wc and wash basin. There are two well proportioned double bedrooms, a lounge that benefits from a Juliette balcony and a modern kitchen that has a built in oven and induction hob.

The current owner has had a new bathroom, kitchen, new carpets and redecorated all within the last 3 years, so the property would be ready for the next owner to move straight in.

The property is situated in Wilford and within easy walking distance of the local tram stop and has local amenities nearby including a supermarket and pubs. There is also easy access onto the A52 with regular busses running nearby.

Lease term is 150 years from 2003

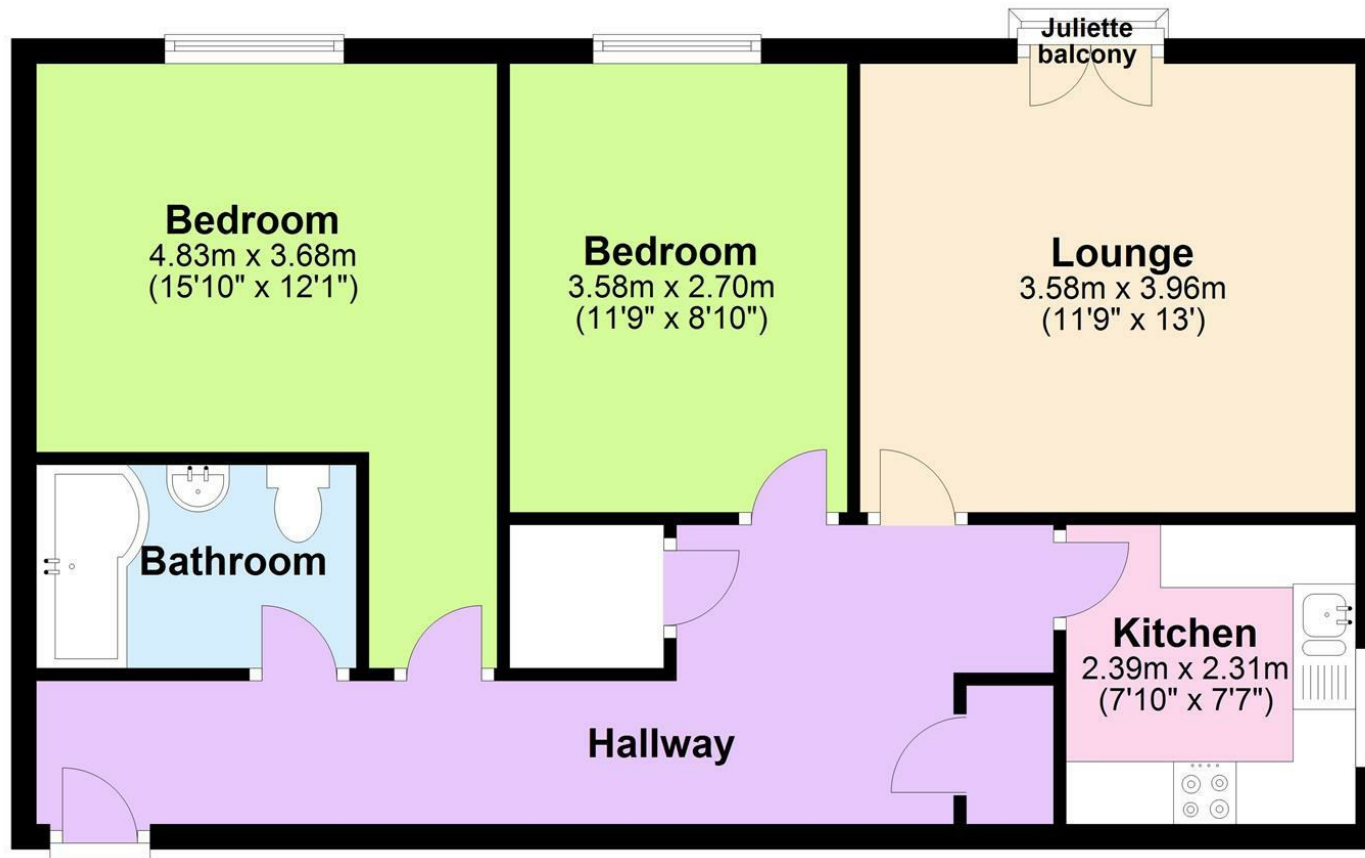
Service charge is approx. £1200 PA

Ground rent is £318.83 PA

The information provided is believed to be correct and has been supplied by the current owner. It is the responsibility of your conveyancer to check this upon agreement of a sale.

## Second Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



Total area: approx. 64.0 sq. metres (689.0 sq. feet)



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.

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