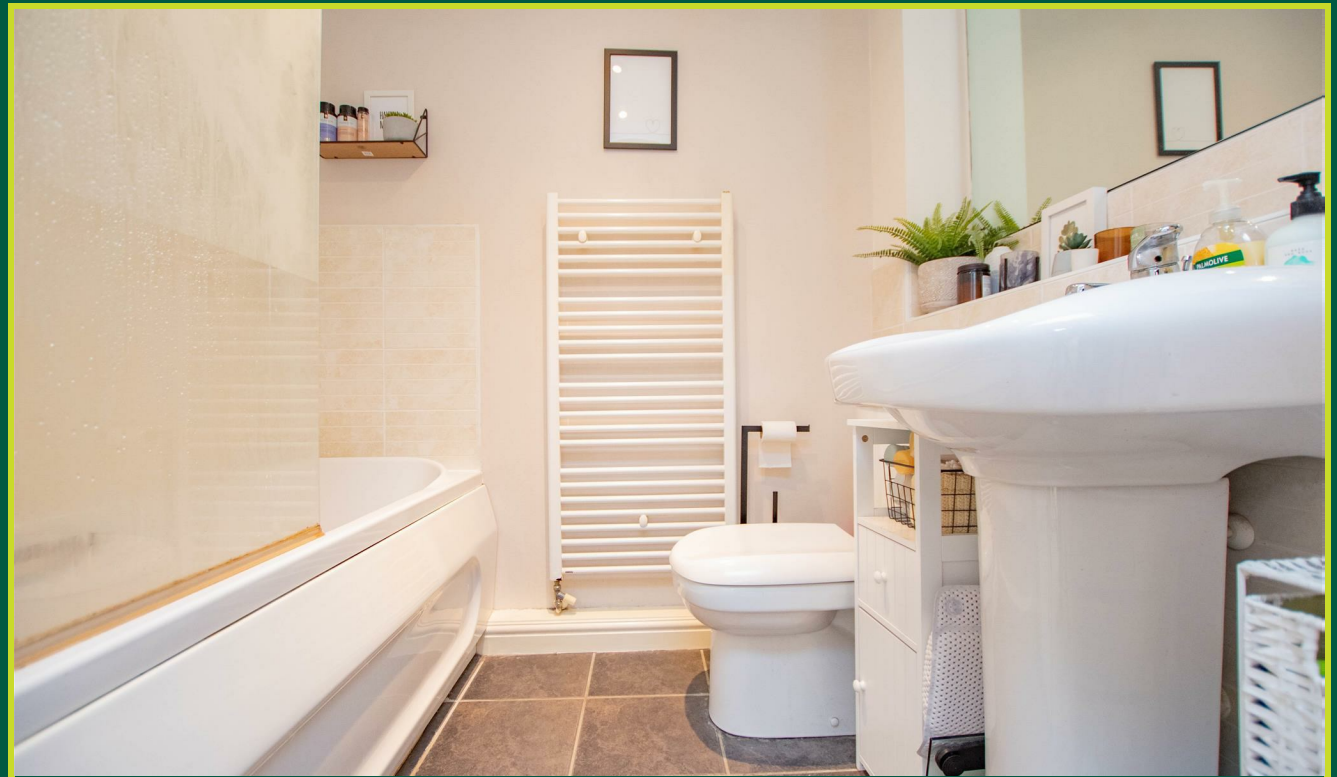# Apartment 15 Radcliffe Road

West Bridgford | NG2 5HG | Guide Price £140,000

ROYSTON
& LUND

- One bedroom apartment
- Open plan living
- Allocated parking space
- Leasehold
- EPC Rating B
- ** GUIDE PRICE £140,000 - £145,000 **
- Modern Bathroom and Kitchen
- First Floor
- West Bridgford
- Council tax band C

** GUIDE PRICE £140,000 - £145,000 **
There is a guided video tour of this property. Please contact Royston and Lund directly to view it

A modern one bedroom apartment situated on the first floor of the south side of the building in a popular development in West Bridgford. Having been well maintained by the current owner and benefiting from an open plan living room filled with afternoon sun. This property would ideally suit a professional couple or first time buyer looking to get themselves onto the property ladder.

The property briefly comprises an entrance hall, open plan living room with modern kitchen area and integrated appliances such as a dishwasher, fridge/freezer, washing machine and a cooker with five ring gas burning hob. There is one double bedroom with fitted wardrobe space and a separate three piece bathroom with mains shower over the bath.
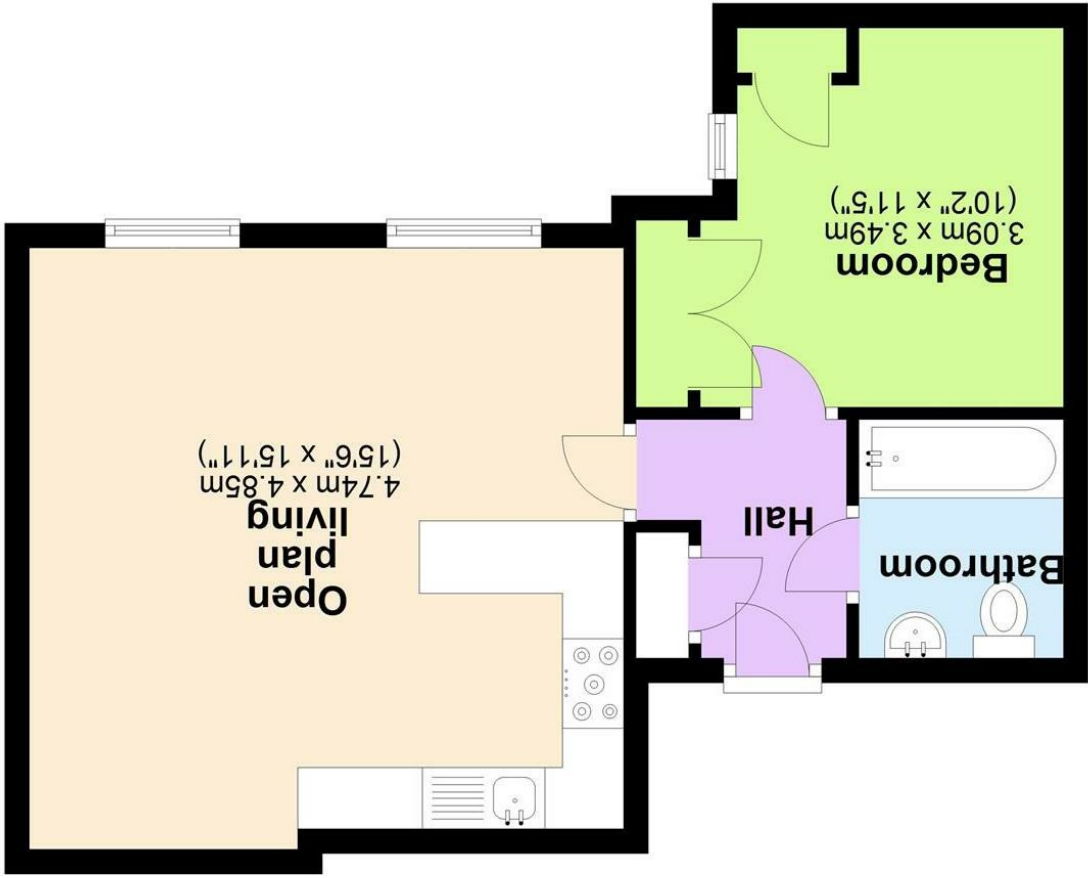
The property comes with an allocated parking space with visitors having access to a space too and the complex is situated on the A52 with easy access into West Bridgford town centre and the City centre.

Tenure: Leasehold

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor
Approx. 40.7 sq. metres (438.1 sq. feet)

Total area: approx. 40.7 sq. metres (438.1 sq. feet)

Bedroom
3.09m x 3.49m
(10'2" x 11'5")

Bathroom

Hall

Open plan living
4.74m x 4.85m
(15'6" x 15'11")

EPC

Energy Efficiency Rating
England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
England & Wales — EU Directive 2002/91/EC

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