



Flat 4 252 Melton Road

Edwalton | NG12 4AG | Guide Price £335,000

ROYSTON  
& LUND

- Guide Price £335,000 to £350,000
- Lounge & kitchen diner
- No upward chain
- Leasehold
- EPC rating C
- First floor apartment - Two bedrooms
- Over 900 sq ft
- Two ensuites
- Gated grounds
- Council tax band D





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

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A charming two bedroom first floor apartment in Old Edwalton Lodge, set back from the road in the private residents gated grounds on the highly sought after Melton Road in Edwalton. The property is full of period features throughout whilst having been sympathetically updated, keeping the best of both worlds.

The property is entered into through the hallway that has a wall mounted intercom system and WC. The lounge has dual aspect windows and a feature fireplace and the kitchen diner has an integrated cooker with six ring gas burning hob, dishwasher, washing machine, dryer and American style fridge freezer.

Off the kitchen diner is a small lobby that then leads into the second bedroom that has a fitted wardrobes and an ensuite shower room. The main bedroom is to the other end of the apartment and has fitted wardrobes along the wall nearest to the door. The room then opens up and has a bay window to the front with a further window to the side and an ensuite bathroom.

The property has easy access into West Bridgford Town Centre, the A52 and the A46.

\*\*\*No upward chain\*\*\*

999 Year lease from 2004

Service charge and ground rent £2192.36 PA



**First Floor**  
Approx. 86.6 sq. metres (932.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 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>	70	78
(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		

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