



86 Stavely Way

Gamston | NG2 6QR | Guide Price £185,000

ROYSTON  
& LUND



- Guide Price £185,000 to £195,000
- Two double bedrooms
- Open plan living area with Juliette balconies
- Leasehold
- EPC rating C
- Third floor penthouse
- Ensuite to the main bedroom
- Sold with no upward chain
- Situated in Gamston
- Council tax band C





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

Guide Price £ 185,000 - £ 195,0000

A third floor two double bedroom penthouse apartment in a modern development situated in Gamston. The property is sold with no upward chain and would be ideally suited to a young professional or an investor looking to add to their portfolio.

The property is entered through the porch and into the hallway that benefits from an internal storage cupboard. There are two double bedrooms that both have built in wardrobes and an ensuite to the main bedroom that consists of a shower, WC and wash basin. There is a three piece bathroom that has a bath, WC and wash basin and an open plan kitchen living area that benefits from dual aspect windows and Juliette balconies. The kitchen is fitted with an integrated cooker, hob, fridge freezer and dishwasher.

Situated with easy access onto the A52 and with West Bridgford town Centre just a stones throw away where you can find a wealth of local amenities including shops, supermarkets, pubs and restaurants.

999 year lease from 2016

Service charge approx £ 1200 pa

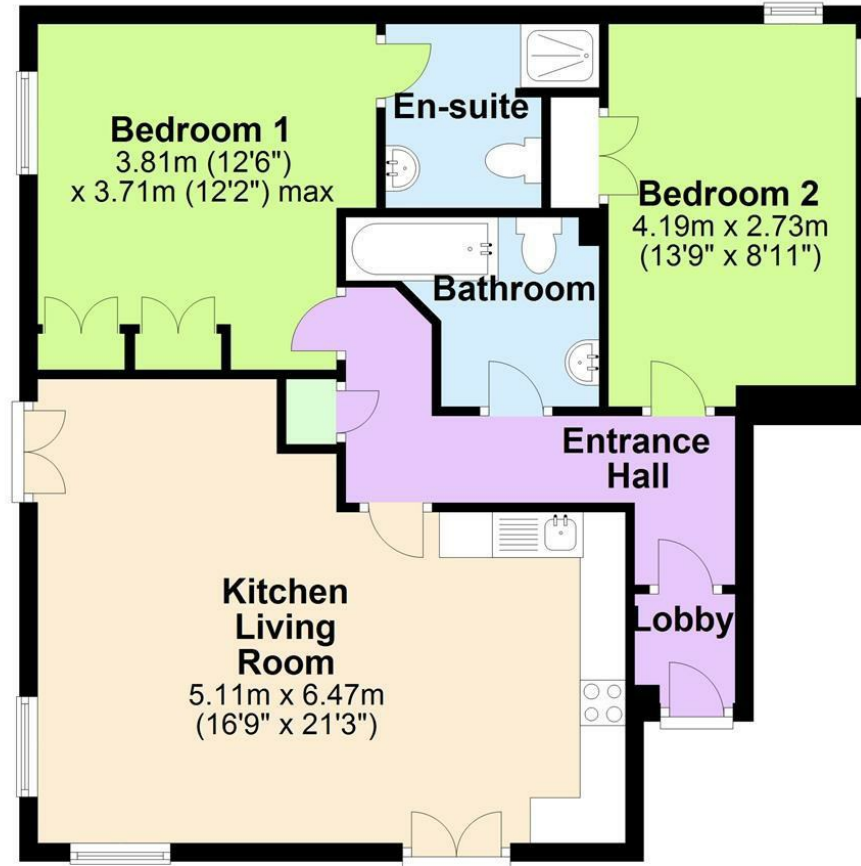
Ground rent approx £ 168 pa





# Penthouse

Approx. 72.8 sq. metres (783.6 sq. feet)



Total area: approx. 72.8 sq. metres (783.6 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	81
(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		

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