

# 3 Willow Road, West Bridgford, NG2 7AY



Estate Agent of the Year  
2009, 2010, 2011, 2012

## ROYSTON & LUND



**Asking price £94,950**

- Ground Floor Apartment
- Spacious One Bedroom
- Well Presented
- Modern Fitted Kitchen
- Gas Central Heating
- Communal Parking
- EPC D
- Communal Gardens
- No Upward Chain





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NG2 7AY

Located in this purpose built development of apartments, this one bedroom ground floor apartment is presented in good order throughout and has been recently re-decorated and improved. The property has UPVC double glazing, gas central heating, communal parking and in brief the accommodation comprises: entrance hall, lounge, kitchen, bedroom and a bathroom, there are communal gardens and laundry room. Conveniently situated within easy access of the Boundary Road Shops and bus route into West Bridgford Centre. No Upward Chain



**VIEWING:** Please telephone our West Bridgford office on 0115 981 1888.

**RENTAL DEPARTMENT:** Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.



## Directions

From our West Bridgford office turn left onto Rectory Road and at the crossroads, continue straight across onto Musters Road and at the top turn right at the T junction onto Boundary Road, take a left hand turning onto Willow Road where the apartments are located on the left hand side identified by our For Sale board.

Please park in the communal car park which is located at the back of the apartment where we will meet you to show you round the property.

## Accommodation

Communal entrance hallway with door and security code for the gas and electricity meters, a useful store room/bike store, and to the first floor is a Laundry and Wash room with secure code, where there is a washing machine and tumble dryer and sink unit. Off the ground floor communal hallway is a upvc double glazed front entrance door leading into:

## Private Entrance Hallway

With laminated floor, smoke alarm, radiator, cloaks cupboard with water meter and fuse box and further doors leading to:

## Lounge

**13'2" x 11'8" (4.01m x 3.56m)**

With upvc double glazed window to the side elevation, radiator, Virgin telephone point, tv aerial point, thermostat control, laminated floor.

## Kitchen

Fitted with a range of modern wall and base units with rolled top work surfaces over, inset stainless steel sink unit with mixer tap over, built in electric oven with four ring gas hob and stainless steel extractor hood over, tiled splashbacks to walls, plumbing for washing machine, breakfast bar, radiator, tiled effect flooring, upvc double glazed window to the front elevation, extractor fan.

## Bedroom

**11'6" x 10'7" (3.51m x 3.23m)**

With upvc double glazed window to the rear elevation, radiator, laminated floor, television aerial point.

## Bathroom

**7'2" x 5'8" (2.18m x 1.73m)**

Fitted with a three piece white suite comprising bath with overhead electric shower and curtain and rail, low flush w.c and pedestal wash hand basin, part tiling to walls, obscure upvc double glazed window to the side elevation, extractor fan, radiator.

## Boiler Room

**7'4" x 4'5" (2.24m x 1.35m)**

Providing a useful storage room with fitted cupboard housing the wall mounted gas central heating boiler, and further shelving over and shelving into recess, laminate flooring and overhead light.

## Outside

There are communal parking areas, with communal gardens surrounding the property.

The property is located on the main bus route into West Bridgford in a sought after residential location.

## Tenure - Leasehold

125 years lease with effect from 22 May 1989 and Ground rent is £10 per annum and Service Charge is £65.68 per month with effect from 1 April 2015 to include garden maintenance cleaning lighting of common area and buildings insurance.

## Services

Gas, electricity, water and drainage are connected.

## Council Tax Band

The local authority have advised us that the property is in council tax band A, which we are advised, currently incurs a charge of 1088.90. Prospective purchasers are advised to confirm this.

## Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove. We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

## Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

## Money Laundering

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

## Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.

## Viewing appointment

DATE: .....

TIME: .....

VENDOR'S

NAME:

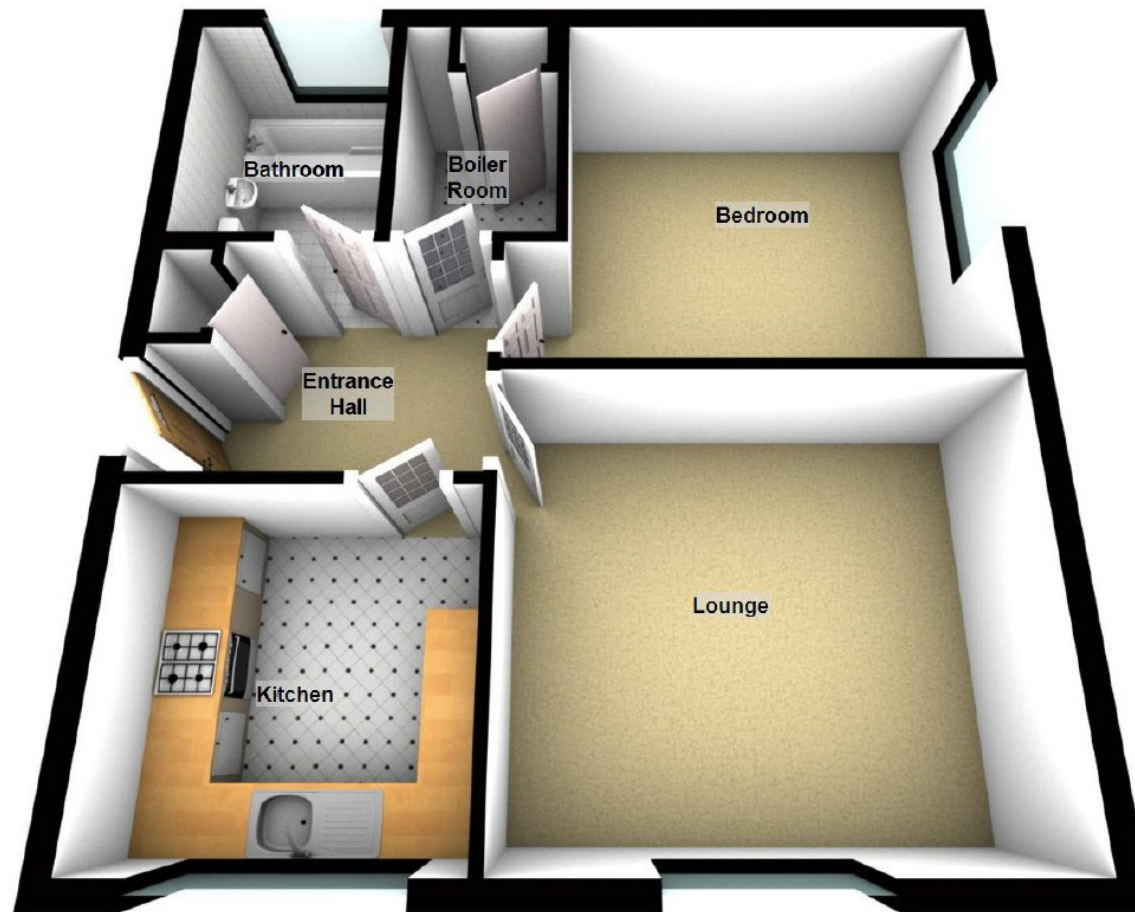
VIEWING

COMMENTS:

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**Ground Floor**

Approx. 46.4 sq. metres (499.6 sq. feet)



Total area: approx. 46.4 sq. metres (499.6 sq. feet)