

# 91 Stowe Avenue, West Bridgford, NG2 7HQ



ROYSTON  
& LUND



**Asking price £125,000**

- Ground floor Maisonette
- No upward chain
- Private rear garden
- Lounge
- Kitchen
- Two Bedrooms
- EPC D
- Family Bathroom
- Off Street Parking



**91 Stowe Avenue, West  
Bridgford, NG2 7HQ**

A two bedroomed ground floor maisonette with off street parking offered to the market with no upward chain in the highly sought after area of West Bridgford and with excellent transport links into Nottingham and West Bridgford town centre. The property has double glazing throughout and electric heating and briefly comprises entrance porch reception hall, cloak cupboard, lounge, fitted kitchen, two bedrooms and white contemporary bathroom. Outside there is a private rear garden and off street parking.

Call us today to arrange your appointment to view.

**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 office in West Bridgford take a left hand turning onto Gordon Road and at mini roundabout take left turn onto Rectory Road continue to traffic lights and go straight over onto Musters Road, taking right hand turning onto Eton Road at traffic lights continue across Loughborough Road onto Rugby Road follow the road and take left turn onto Stowe Ave where the property is situated as Stowe Ave meets Greythorne Drive identified by our For Sale board

## Accommodation

Upvc front entrance door opening to the entrance porch with further door opening into the:

### Reception Hall

**15' in length (4.57m in length)**

With wall mounted storage heater, airing cupboard housing the immersion heater, cloak cupboard housing consumer unit and offering coat hanging space, and doors leading to

### Lounge

**17'4" x 11'1" (5.28m x 3.38m)**

With double glazed window to the front elevation, feature fireplace with feature surround and marble inset and electric fire set upon, telephone point, cable point, tv aerial point, wall mounted convector heater, wall mounted storage heater

### Kitchen

**10'7" x 6'10" (3.23m x 2.08m)**

Fitted with a range of wall and base units with work surfaces over, with stainless steel sink unit with chrome mixer tap over, set below picture window offering view over side garden, tiled splashbacks,, space for washing machine, fridge freezer, and cooker, wood effect flooring, wall mounted storage heater and door leading to:

### Rear Porch

With tiled floor, double glazed window to the rear elevation, and double glazed opaque door to the side elevation.

### Bedroom One

**14'6" x 11'2" (4.42m x 3.40m)**

With double glazed window to rear elevation, and wall mounted storage heater and tv aerial point.

### Bedroom Two

**8'5" x 6'8" (2.57m x 2.03m)**

With double glazed window to the front elevation, and wall mounted storage heater,

### Bathroom

Fitted with a three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c and chrome fittings, wall mounted chrome towel radiator, extractor fan, double glazed opaque window to the side elevation and part tiled walls.

### Outside

The property has a path giving access to the front entrance door and shared lawned front garden. There is off street parking for one car and the rear garden which belongs to the property has a lawned area offering outdoor seating space.

### Tenure- Leasehold

We are advised that the lease details are as follows: 125 years wef 19 February 2010 with exclusive use of parking space and garden store located under the stairs to no 89 Stowe. The ground rent is £50 per year payable on 1 January and the Service charge is £200 payable half yearly on 1 Jan and 1 July.

Management Company is Rex Gooding

### Services

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 £1106.94. 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.

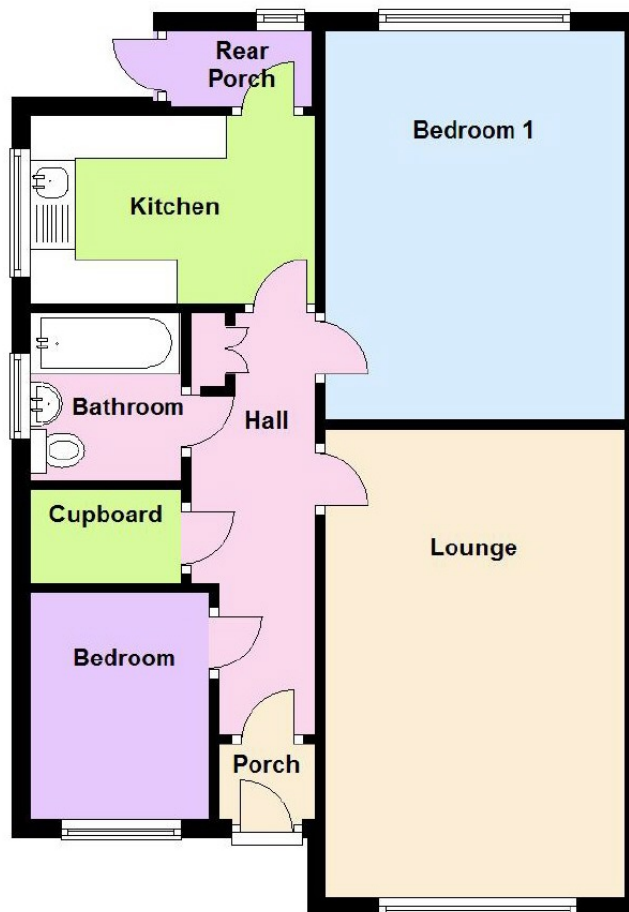
### Additional Services

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.



### Ground Floor

Approx. 61.0 sq. metres (657.1 sq. feet)



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