



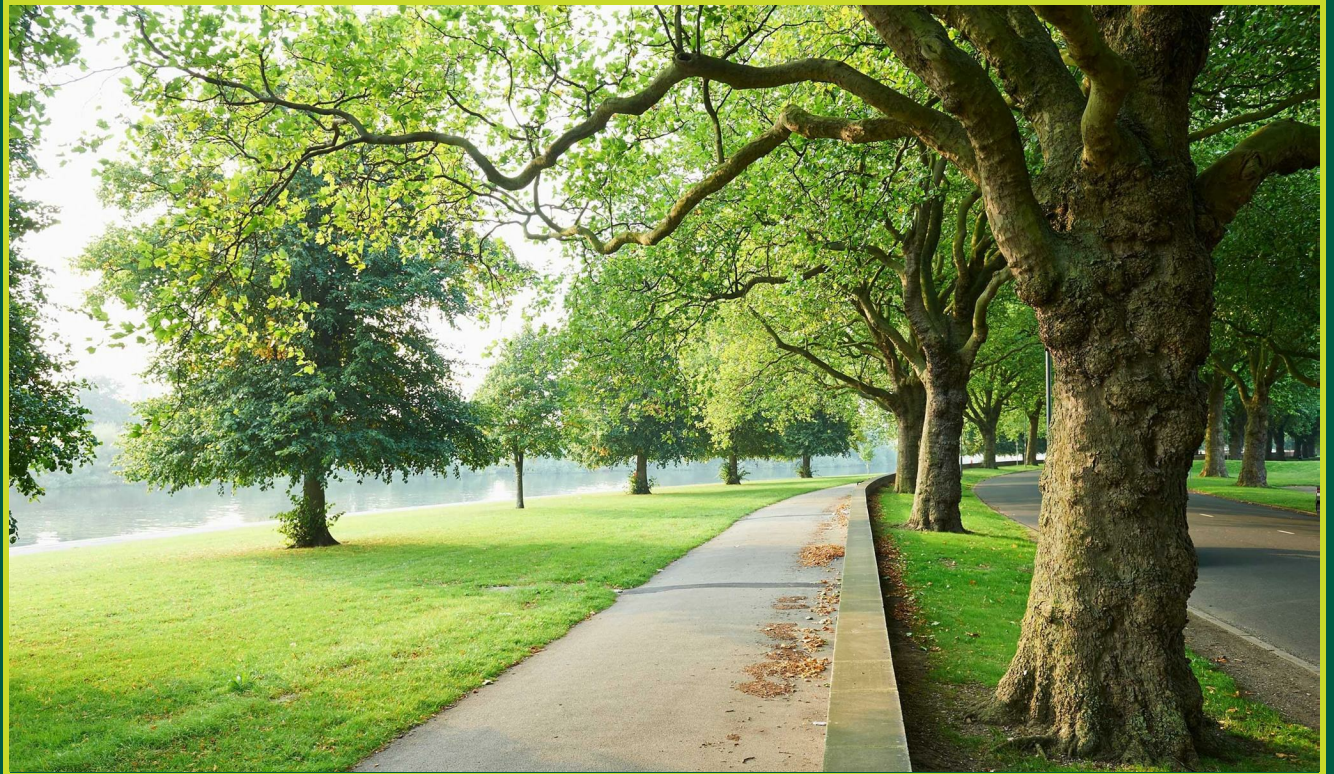
Trent Works, Plot 16 Felton Road

| NG2 2EH | Price £125,000

ROYSTON  
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- New home built to a high specification
- South facing private terrace
- Walking distance to West Bridgford and City Centre
- Fully fitted kitchen with solid surface worktop
- Engineered wooden flooring to living area
- Sought after location next to Victoria Embankment park
- Part of Old Meadows Conservation Area
- Large Velfac windows to give lots of natural light
- Integrated appliances including Neff oven and hob
- Honeywell Evohome smart heating controls







This one-bedroomed apartment is located on the ground floor of a new apartment building on the corner of Felton Road and Wilford Crescent East.

Compact but perfectly formed, this would make an ideal starter or down-sizer home. A spacious, open-plan kitchen, dining and living space opens out onto a large south-facing terrace, which is also accessible from the home's double bedroom. The total floor area is approximately 44 sq m / 470 sq ft

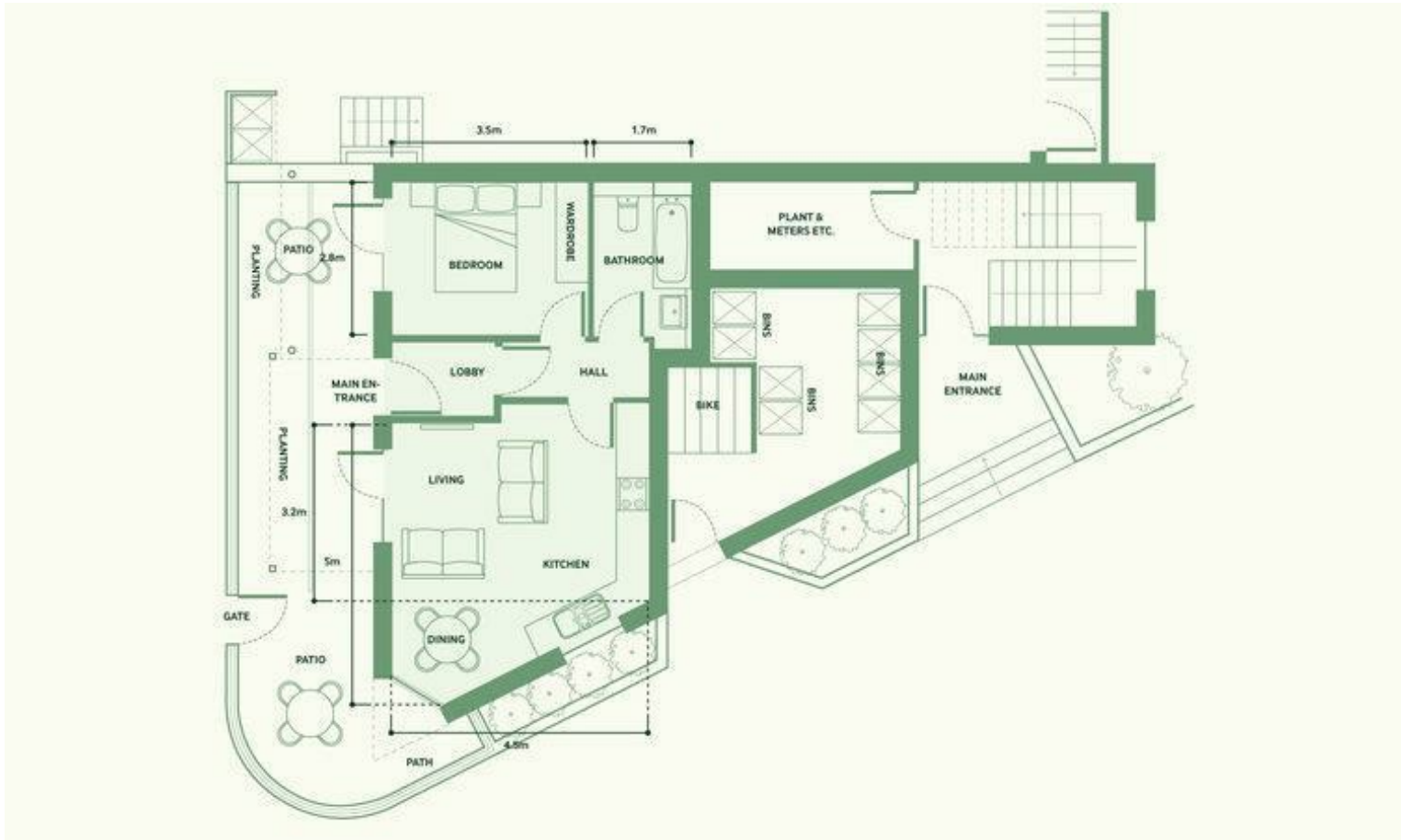
Situated next to the beautiful Green Spaces of Victoria Embankment, this home enjoys an excellent location for an active and healthy lifestyle. Riverside walks, playgrounds, running and cycling are all on your doorstep. Set in the Old Meadows Conservation Area, the location is further characterised by its unique and historic architecture, formal gardens, monuments, band stands and annual festivals.

The home forms part of Meadows Green, a new development by Blueprint - one of Nottingham's most innovative developers and responsible for some of the most critically heralded property developments in the region.

Tenure: Leasehold

Service Charge: estimated £100-£150

MEADOWSGREEN.CO.UK



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.



## 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>		
(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		

### England & Wales

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		

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