



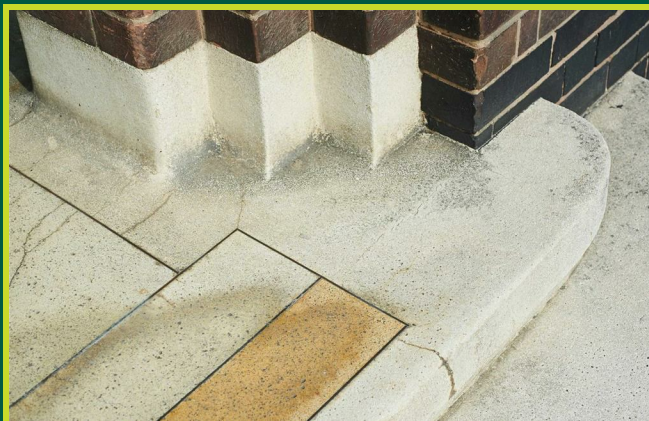
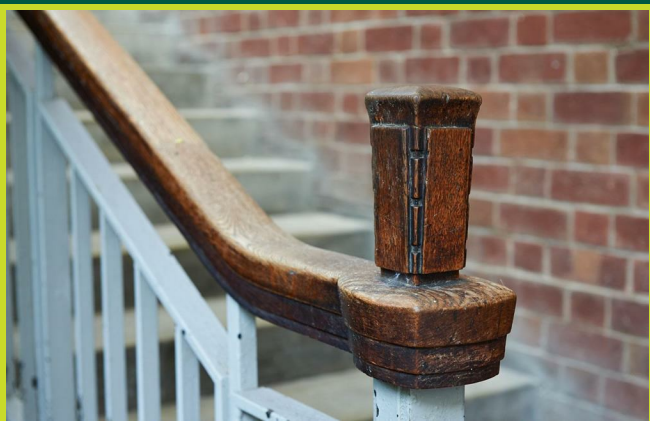
Apartment 7, Mundella House 54 Green Street

| NG2 2LA | Price £295,000

ROYSTON  
& LUND

- Art Deco building refurbished to a high standard
- Within walking distance of West Bridgford & City Centre
- High ceilings, Crittall inspired large Velfac windows
- Neff integrated oven and induction hob
- Herringbone wooden flooring to living areas
- Sought after location in Old Meadows Conservation Area next to Victoria Embankment
- Sheltered courtyard garden
- Fully fitted kitchen with soft close doors and solid surface worktop
- Integrated dishwasher, washing machine and fridge freezer





A modern apartment in a period art deco building with high ceilings, original features and a unique courtyard garden.

A large open plan feel includes an expansive kitchen, living and dining area, two double bedrooms and one single bedroom. The bathroom is supplemented by an en-suite to the master bedroom. The total floor area is approximately 106 sq m / 1,140 sq ft.



With large windows and lots of natural light, the living spaces sensitively reimagine the qualities of this unique building.

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: Long Leasehold

Service Charge Estimate: £ 150 - £200 per month



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

ROYSTON  
& LUND