

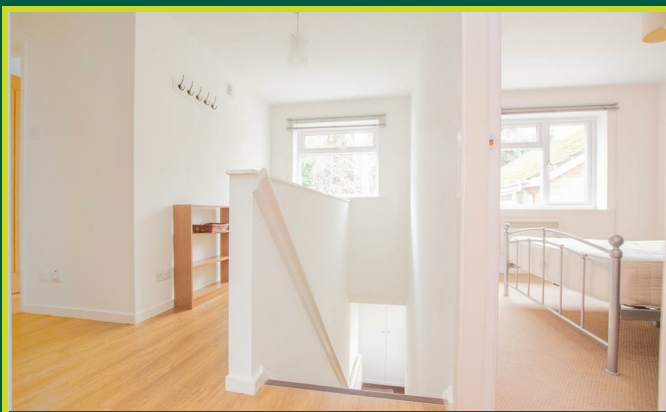


2a Rock Drive

| NG7 1HW | Offers In Excess Of £160,000

ROYSTON  
& LUND

- First floor maisonette
- Lounge / Diner
- High quality internal wooden doors
- Private Road in The Park Estate
- EPC rating D
- Two double bedrooms
- Modern Kitchen, Shower room
- Leasehold/ 8th Share of Freehold
- Garage en-block
- Council tax band B + £330 Park rates





\*\*\*Virtual tour available upon request\*\*\*

A two bedroom first floor maisonette situated on a private road in The Park that has been renovated to a high standard throughout and is being sold with no upward chain. The property benefits from two double bedrooms and has it's own garage en-bloc just around the corner.



The property briefly comprises a ground floor entrance lobby with stairs leading up to the first floor landing that benefits from built in storage cupboards. There are two good sized double bedrooms, a lounge diner, shower room and a modern kitchen.

The Park Estate is a private residential housing estate to the west of Nottingham city centre, England. It is noted for its Victorian architecture, although many of the houses have been altered, extended or converted into flats. The estate uses gas street lighting, which is believed to be one of the largest networks in Europe

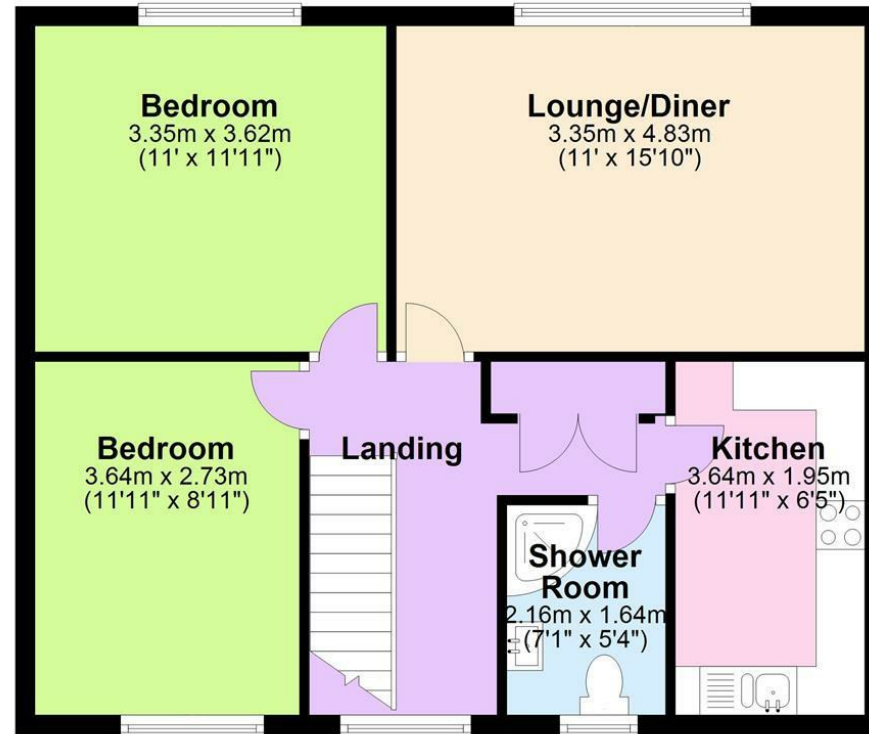


### EPC

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			
<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	

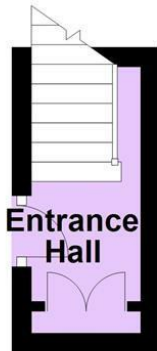
## First Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



## Ground Floor

Approx. 3.1 sq. metres (33.3 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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