

Pumphouse Gardens  
West Bridgford, Nottingham NG2 6LN

**£114,000 Freehold**

On behalf of Futures Housing, we are pleased to offer for sale 5 brand new two double bedroom town houses within a new development of state of the art housing by Peveril Homes and Stagfield Developments.

Currently under construction with anticipated completion of April 2024, these cutting edge properties have the latest in build and energy efficiency technologies with central heating served from air source heat pumps with underfloor heating to the ground floor and radiators to the first.

Solar PV panels to the roof where the owner will benefit not only reduced electricity bills but any surplus energy the PV panels generate will automatically be sold back to the Grid and the customer will see the financial benefit of this.

Situated within an established residential suburb in the highly regarded Nottinghamshire town of West Bridgford, the development is close to local schools and amenities, including the town centre itself and a broad range of shops and facilities with a great choice of bistros, bars and cafes. There are great public transport links to Nottingham city centre.

Each property will be finished internally, ready to move into, with vinyl flooring to the kitchen and wet areas, and carpets in the remaining rooms. There will be two parking spaces per property and an enclosed rear garden finished with patio and lawn.

Ideal for first time buyers and couples, the properties will be sold on a shared ownership scheme, with the buyer purchasing a share of between 35%-75% of the property and paying rent on the remainder\*.

As the development is currently under construction, actual viewings are not possible at this time and therefore to register your interest, and for further information, please contact the selling agents.

#### ENTRANCE HALL

Stairs leading to the first floor. Doors to the lounge/diner, kitchen and cloaks/WC.

#### CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin, low flush WC.

#### KITCHEN

10'1" x 7'7" (3.08 x 2.33)

To include a brand new fitted range of wall, base and drawer units with inset sink unit, built-in oven and hob, plumbing and space for washing machine.

#### LOUNGE/DINER

17'0" x 14'11" (5.2 x 4.55)

Understairs store cupboard, French doors opening to the rear garden.

#### FIRST FLOOR LANDING

Built-in airing cupboard with hot water cylinder. Doors to bathroom and bedrooms.

#### BEDROOM ONE

14'11" x 9'1" (4.55 x 2.78)

#### BEDROOM TWO

11'7" x 11'5" reducing to 6'9" (3.55 x 3.50 reducing to 2.08)

#### BATHROOM

7'11" x 6'2" (2.43 x 1.88)

To be completed with a three piece suite comprising wash hand basin, low flush WC and bath with shower and screen over.

#### OUTSIDE

To the front, each property will have the benefit of parking for two vehicles and an electric car (EV) charging point. To the rear, there will be a small town garden landscaped with patio and lawn.

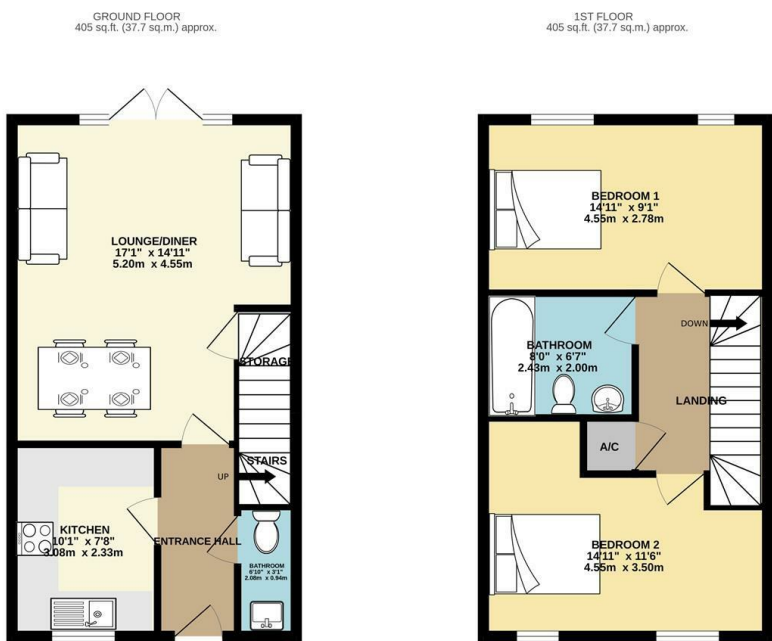
#### AGENTS NOTES

Shared ownership\*. Each property will be sold on a shared ownership basis with the purchaser able to buy a share between 35%-75% of the full market value, paying

rent on the remainder. The term of the leased element is 125 years. Certain criteria must be met and for further information and an applicable form, please contact the selling agents.

#### SERVICE CHARGE

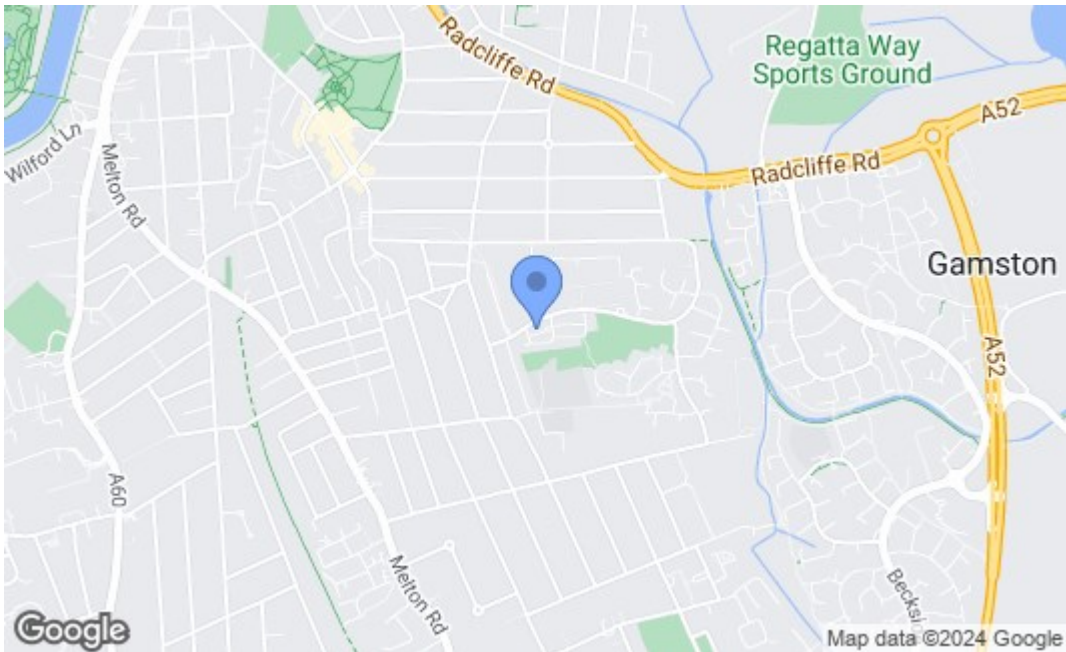
The property is subject to a service charge of £318.24 PA or £26.52 PCM



TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| 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 |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.