



**Wenlock Drive, West Bridgford, Nottingham, NG2 6UB**

Guide Price £170,000-£180,000 Leasehold

  
**MARTIN & CO**



# Wenlock Drive, West Bridgford

2 Bedrooms, 1 Bathroom

Guide Price £170,000-£180,000

- Two Bedroom First Floor Apartment
- Quiet Location
- Private Balcony
- No Onward Chain
- Allocated Parking Space
- Popular Development
- Leasehold

GUIDE PRICE £170,000-£180,000. Well presented throughout, this two bedroom first floor apartment sits an enviable position, quietly nestled to the rear of this popular development. Being offered with no onward chain the property comprises of a hallway, spacious lounge/diner, fitted kitchen, two bedrooms and a bathroom. The apartment also enjoys a private balcony, overlooking the leafy and well maintained grounds and an allocated parking space. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** With an entrance porch, fitted carpet, wall mounted radiator, intercom system, storage cupboard, airing cupboard and two ceiling lights.

**LOUNGE/DINER** 15' 1" x 13' 6" (4.6m x 4.11m) With a fitted carpet, two uPVC double glazed windows to the front elevation, two wall mounted radiators and two ceiling lights.

**KITCHEN** 9' 5" x 8' 8" (2.87m x 2.64m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing and slimline dishwasher plumbing, wood effect vinyl flooring, ceiling light and uPVC double glazed French doors leading out to the private balcony.

**MASTER BEDROOM** 13' 3" x 8' 10" (4.04m x 2.69m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 9' 6" x 7' 7" (2.9m x 2.31m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a panelled bath with a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, wood effect vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the rear elevation, part wall tiling and ceiling light.

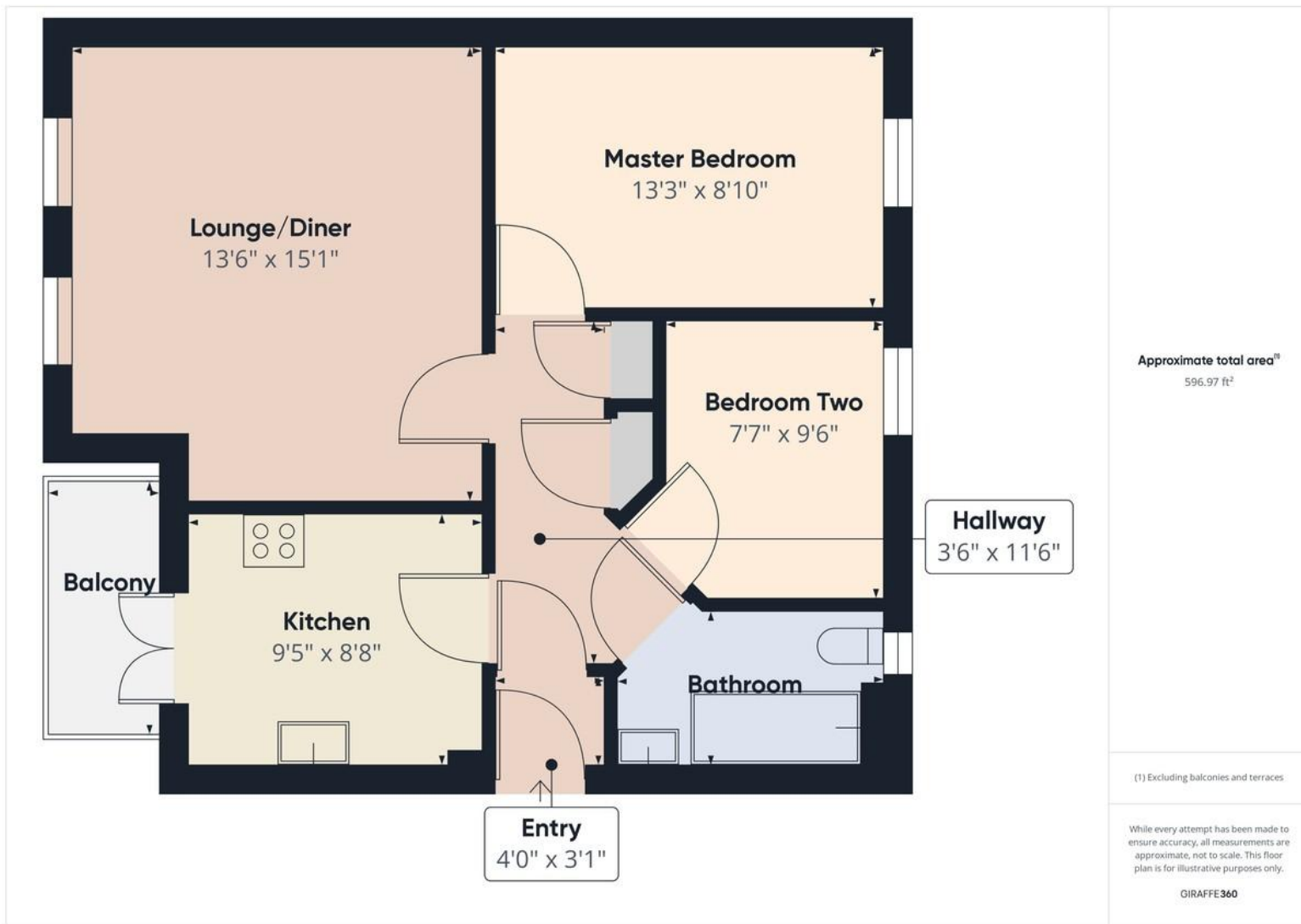
**EXTERNAL** The property enjoys a private balcony overlooking the well maintained grounds and an allocated parking space.











## Martin & Co Beeston

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