



£1100.00

PER CALENDAR MONTH

LOUGHBOROUGH ROAD WEST BRIDGFORD

- PRIME LOCATION
- NEW KITCHEN
- BREAKFAST BAR
- PARKING
- GROUND FLOOR
- EPC C



Modern Ground-Floor Apartment in A Prime Location

SITUATED WITHIN A SECURE GATED DEVELOPMENT IN THE HIGHLY SOUGHT-AFTER AREA OF WEST BRIDGFORD, THIS GROUND-FLOOR APARTMENT OFFERS CONTEMPORARY LIVING IN AN EXCEPTIONAL LOCATION. JUST A SHORT WALK FROM THE RIVER TRENT, LOCAL CAFÉS, BARS, RESTAURANTS, AND MAJOR SPORTING VENUES, IT'S AN IDEAL HOME FOR PROFESSIONALS OR COUPLES.

UPON ENTERING, YOU'RE WELCOMED BY A SPACIOUS ENTRANCE HALL COMPLETE WITH A SECURE ENTRY SYSTEM AND TWO GENEROUS STORAGE CUPBOARDS. THE APARTMENT FEATURES TWO WELL-PROPORTIONED DOUBLE BEDROOMS, BOTH WITH BUILT-IN WARDROBES OFFERING AMPLE STORAGE.

THE UPGRADED SHOWER ROOM BOASTS A SLEEK, MODERN FINISH WITH A WALK-IN SHOWER.

THE STANDOUT FEATURE OF THE PROPERTY IS THE STYLISH OPEN-PLAN KITCHEN AND LIVING AREA — A BRIGHT, INVITING SPACE ENHANCED BY FRENCH DOORS THAT FLOOD THE ROOM WITH NATURAL LIGHT. THE BRAND-NEW KITCHEN IS THOUGHTFULLY DESIGNED TO INCLUDE A STYLISH BREAKFAST BAR AND AMPLE STORAGE.

FURTHER BENEFITS ARE ALLOCATED PARKING FOR ONE VEHICLE, ALONG WITH ADDITIONAL VISITOR PARKING.

WITH EXCELLENT TRANSPORT LINKS AND EASY ACCESS TO NOTTINGHAM CITY CENTRE, THIS APARTMENT OFFERS THE PERFECT BLEND OF STYLE, COMFORT, AND CONVENIENCE.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THIS FANTASTIC HOME HAS TO OFFER.

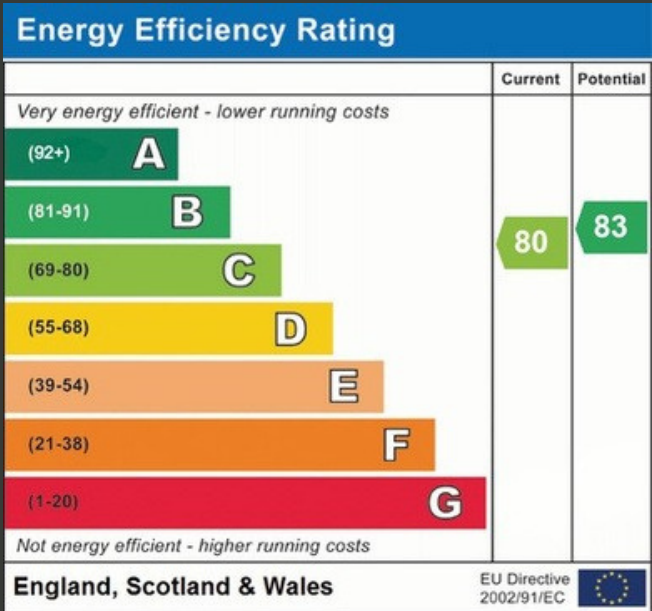
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; RUSHCLIFFE BOROUGH COUNCIL INITIAL 12 MONTHS FIXED
- TERM SHORTHOLD TENANCY.
THEREAFTER A ROLLING CONTRACT.
- DEPOSIT £1,269.23
- 60 SQ METERS

SECURITY DEPOSIT

SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY

HOLDING DEPOSIT

AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT



Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 9877337

lettings@lesleygreaves.co.uk