



**Yale House, Wilford Lane, West Bridgford Nottingham NG2
7RH**

welcome to

Yale House, Wilford Lane, West Bridgford Nottingham

William H Brown are delighted to present this beautiful 2-bedroom 4th floor flat located in a fantastic location. Benefiting from a balcony and communal parking. VIEWINGS ARE HIGHLY RECOMMENDED.



Entrance Hall

A welcoming entrance hall with wooden parquet flooring and three useful storage cupboards.

Lounge

10' 1" x 18' 8" (3.07m x 5.69m)

A bright and spacious lounge with wall to wall double glazed window. Access to the balcony and a river view.

Kitchen

5' 8" max x 11' max (1.73m max x 3.35m max)

Fitting with matching base and eye level units. A gas hob, electric oven and extractor fan. A double glazed windows overlooking the balcony.

Bedroom 1

8' 11" max x 14' 3" max (2.72m max x 4.34m max)

A large double bedroom with carpet, fitted wardrobe and access out to the balcony.

Bedroom 2

13' max x 8' 10" (3.96m max x 2.69m)

A double bedroom with lots of natural light. Fitted with built in wardrobes and a wall to wall double glazed window.

Bathroom

10' 4" max x 4' max (3.15m max x 1.22m max)

Comprising of a shower cubicle, a WC, a washbasin and a heated towel rail.

Outside

Externally the property offers communal parking for the residents, an on site shop. Each flat has access to the river front.



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Yale House Wilford Lane, West Bridgford Nottingham

- 2 BEDROOM 4TH FLOOR FLAT
- RIVER VIEWS
- GREAT LOCATION
- SPACIOUS ACCOMMODATION
- EXTENDED LEASE

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1547.29

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£110,000**



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103123 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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