









welcome to

Trent Bridge View, Nottingham

CHAIN FREE FALL IN LOVE WITH WATERSIDE LIVING, Located on the first-floor is this lovely 1-bed apartment, briefly comprising open plan kitchen/living/dining room, master bedroom and bathroom! CALL US TO BOOK YOUR VIEWING!













Entrance Hall

Spacious entrance hall with large storage cupboard, doors off to bedroom, bathroom and open plan kitchen living room.

Open Plan Kitchen/Living Room

23' 3" x 12' 6" plus recess (7.09m x 3.81m plus recess) Spacious open plan room perfect for entertaining and relaxing, the kitchen area is fitted with a modern range of wall and base units, integrated washer dryer, fridge freezer, induction hob and electric oven. large windows welcome an abundance of natural light.

Bedroom

11' 5" \times 9' 4" plus recess (3.48m \times 2.84m plus recess) Spacious double bedroom with window overlooking the river

Bathroom

Bath with mixer taps and overhead shower, WC and wash hand basin with vanity unit under, heated towel rail

External

The development offers a variety of green spaces and well positioned seating areas, perfect for enjoying the peaceful river views





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- ONE BEDROOM APARTMENT
- FIRST FLOOR
- IMMACULATE THROUGHOUT
- RIVER FACING BALCONY/ TERRACE
- DOUBLE BEDROOM

Tenure: Leasehold EPC Rating: B

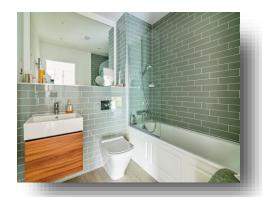
Council Tax Band: C Service Charge: 1408.98

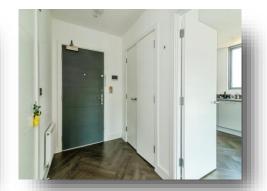
Ground Rent: Ask Agent

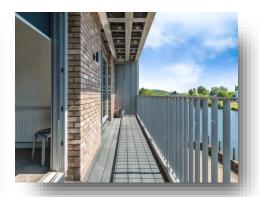
This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£200,000









view this property online williamhbrown.co.uk/Property/WBF103616



Property Ref: WBF103616 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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