



April King
— Property —

Edward Road
West Bridgford,
Nottingham

£169,950



- Ground floor apartment
- Secure parking
- Communal gardens
- Two double bedrooms
- Living kitchen diner
- Gas central heating

April King Property, Landmark Business Centre, Tudor Square, West Bridgford, NG2 6BT

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Edward Court, Edward Road, West
Bridgford, Nottingham, NG2 5GP



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A well presented ground floor two bedroom apartment. Situated within walking distance of West Bridgford town centre and of all the amenities, schools and in a convenient spot for Nottingham city centre.

The apartment is accessed via a secure telephone system entering into communal, secured entrance, which gives access to the apartments private front door.

Tenure- Leasehold ground rent is £50 per annum and service charge are £776.09 per annum. Leasehold is 125 years with effect March 2003 (110 years remaining).

The entrance hallway has wood effect laminate flooring, and is fully alarmed, with smoke detectors and cupboards leading to Viliant combination gas central heating boiler. Living/Dining Kitchen 26'2" x 10'9" (7.98m x 3.28m) The Living/Dining Kitchen is in an L shape with wood effect laminate floor, radiator with radiator cover, upvc double glazed french doors which open onto a Juliet balcony with matching windows to the side: fully fitted modern kitchen with plumbing for washing machine, integral dishwasher, and integral oven.

Bedroom One 10'10" excluding door recess x 10'8" (3.30m excluding door recess x 3.25m) Bedroom one is a large double with fitted wardrobes and matching dressing table and drawers and en-suite shower room. Bedroom Two 12' x 8' excluding door recess (3.66m x 2.44m excluding door recess) Bedroom two is also fitted with wardrobes, matching drawers and bedside table, double glazed window to the rear elevation and radiator.

Main Bathroom fitted with bath and overhead mains fed shower and screen. There are electric security gates giving access to allocated parking spaces and visitor parking. Beautifully maintained communal gardens.

Council Tax Band C

Directions: From our West Bridgford office located in the Landmark business centre turn right onto Gordon Road then at the mini roundabout turn right onto Albert Road follow the road onto Ella Road and at the bottom of this road turn left onto Edward Road and immediately right onto Edward Court where the property is within the secure gated development.



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Ground Floor

Approx. 68.3 sq. metres (735.1 sq. feet)





Energy Efficiency Rating

