

**K A T I E  
H O M E S**

Flat 2, 7 Trevelyan Road, West Bridgford, Nottingham, Nottinghamshire, NG2 5GY

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**Asking Price £345,000**

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ASKING PRICE £345,000

**\*NO CHAIN\***

This stunning maisonette offers a beautiful open-plan living space, three double bedrooms with en-suite bathrooms, and convenient access to public transport and local amenities.





- TOP FLOOR MAISONETTE
- THREE DOUBLE BEDROOMS - TWO WITH EN-SUITE BATHROOMS
- CURRENTLY RENTED FOR £1500 PER MONTH
- MODERN & BRIGHT KITCHEN
- MODERN BATHROOM
- LARGE LOUNGE / DINER
- PRIVATE TERRACE
- WALKING DISTANCE TO 'THE AVENUE'









## Overview

This three-bedroom, first floor duplex apartment is only a short walk from West Bridgford's Central Avenue.

The flat has been remodelled and renovated throughout, providing lots of natural light. It comprises a modern fitted kitchen with a range of integrated appliances, a spacious lounge, three bedrooms (two of which are en-suite), and an additional bathroom.

The property also has its own private terrace to the front overlooked by the kitchen.

## Kitchen

Newly fitted contemporary kitchen with ample storage, a vaulted ceiling, integrated electric induction hob, electric oven, dishwasher, washing machine and fridge/freezer. Additional loft style storage located in the hallway.

## Lounge / Dining Room

Spacious lounge/dining room allowing an abundance of natural light and open staircase leading to two double bedrooms.

## Bedroom One

Substantial master room at the front of the property.

## Bedroom Two

Bedroom two located upstairs with velux window, laminate flooring, radiator and three piece en-suite.

## Bedroom Three

Bedroom three located upstairs with large UPVC window, laminate flooring, radiator and three piece en-suite.

## Bathroom

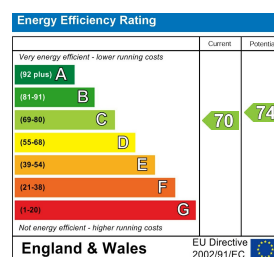
Modern three piece white bathroom suite with shower over the bath, tiled walls and flooring, chrome towel rail, UPVC double glazed window with privacy glass.

## Terrace

Outdoor terrace with newly laid decking.

## Additional details

The property is to be sold with a share of the buildings freehold and a lease of 998 years. A £100 service charge per calendar month is applicable.





HAPPIER HOME HUNTING



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