



Melton Road, West Bridgford.

Creightons Estate Agents are delighted to offer this exquisitely renovated first-floor apartment, located in the highly sought-after area of West Bridgford. Set within a stunning detached period building, thoughtfully converted into just seven exclusive luxury apartments, this property seamlessly combines modern living with timeless elegance. The developer has skilfully preserved the building's original character, showcasing remarkable period features such as Minton tiled floors, intricate stained glass windows, and soaring high ceilings that exude charm and sophistication.



- First floor apartment
- Recently converted
- Stylish shower room
- Popular area of West Bridgford
- Allocated off road parking space
- Ideal for first time buyers or Investors
- Gas Central heating
- Double glazing
- Early viewing desirable
- Upper Chain complete







LOCATION

West Bridgford, located just south of Nottingham city centre, is a vibrant and highly desirable suburb known for its excellent amenities, green spaces, and strong community spirit. The area boasts outstanding schools, making it ideal for families, and offers a variety of parks and recreational activities, including the popular Rushcliffe Country Park. With a lively food and drink scene, featuring everything from cosy cafes to trendy bars, and convenient transport links to Nottingham, West Bridgford combines suburban charm with urban convenience.

GROUND FLOOR

Step into this stunning first-floor apartment, accessible via a secure communal hallway. Upon entering the apartment you are greeted by a welcoming entrance hallway featuring modern oak doors that lead to the open-plan kitchen, dining, and lounge area. The kitchen is elegantly designed with sleek white gloss units, a contemporary grey worktop, and integrated oven with a gas hob and extractor fan.

The double bedroom boasts modern grey carpeting and dual-aspect windows, flooding the space with natural light. Additionally, the stylish, recently fitted shower room offers a low-level W.C. a pedestal wash basin, a walk-in shower, and a heated chrome towel rail, completing this beautiful living space.

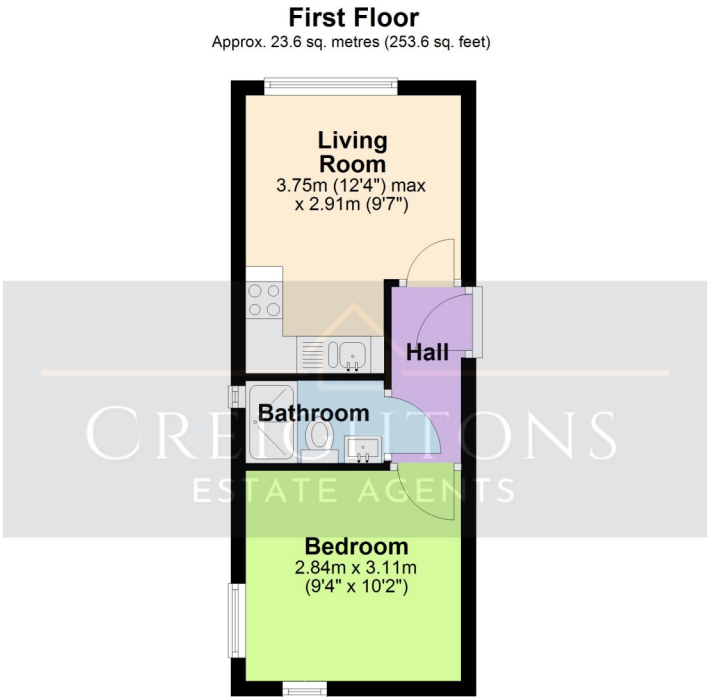
OUTSIDE

There is an allocated off-road parking space and communal bin store.





Melton Road, West Bridgford, Nottingham



Total area: approx. 23.6 sq. metres (253.6 sq. feet)
Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

Flat 4, 152 Melton Road, West Bridgford

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

SERVICES

All mains services are available and connected.

COUNCIL

Rushcliffe local Authority.

Council Tax band A

TENURE

Ground rent £400 per year

Service charge £113.50 monthly

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





