

# Pavilion Road

West Bridgford  
Nottingham  
NG2 5PH

**Guide Price £360,000-£370,000**



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Location



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Video



Contact



0115 841 1155



- First floor luxury apartment
- Two bedrooms
- Two bathrooms
- Balcony
- River views
- Concierge
- A room for an office or gym
- Council tax - Band F
- Service charge - £3,966
- Tenure - Leasehold - 248 years

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 **fhp.living**  
fhpliving.co.uk

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## Key Features

FHP Living are delighted to offer to the market this spacious, luxury two-bedroom apartment on the first floor of this exclusive development. Conveniently located for access to Nottingham City and great for sports fans.

The apartment comprises entrance hallway, large living room and open plan kitchen making a great entertaining space with doors opening onto the balcony/terrace. There are two bedrooms and two bathrooms (on en-suite) and a separate room that is ideal for an office or gym.

Benefits include a balcony with great views to the river Trent, concierge, lift, a long lease and no Onward Chain!

The apartment is currently let until July 2024 with an income of £1,800 per month.



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**First Floor**  
Approx. 103.9 sq. metres (1118.6 sq. feet)





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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.