

# The Waterside, Pavilion Road

West Bridgford  
Nottingham  
NG2 5PJ

**Offers Over £220,000**



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Location



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Video



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0115 841 1155



- One-bedroom apartment
- No upward chain!
- Three-piece shower room
- Open plan kitchen living diner
- A short walk to West Bridgford town centre
- One allocated car parking space
- Leasehold - 245 years remaining
- Service Charge - £2,167.42 PA
- Council Tax Band - B
- Tenure - Leasehold

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## Key Features

NO UPWARD CHAIN! A stunning modern one-bedroom apartment, within easy reach of West Bridgford town centre and Nottingham city centre. The apartment offers an ideal first time buy, downsize or investment. It is located in a secure gated development with a concierge and reception area.

You enter the development via the concierge entrance with secure gated access to the lobby area, with lifts and stairs that take you to the landing and front entrance door. On entering the property you are greeted by the reception hallway with LVT flooring and doors leading to the bedroom, bathroom and open plan kitchen living area. The kitchen has a range of modern wall and base units, Quartz worktop and integrated appliances, including a fridge freezer, oven, induction hob and wine cooler. The kitchen opens out the living dining space, a great space for entertaining.

Back down the hallway, you can access the bathroom and bedroom. The bathroom is a three-piece shower room, which is fully tiled and the bedroom is carpeted with a built in wardrobe and a window, allowing light in.

The property comes with one allocated car parking space.



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**Second Floor**  
Approx. 57.2 sq. metres (615.8 sq. feet)

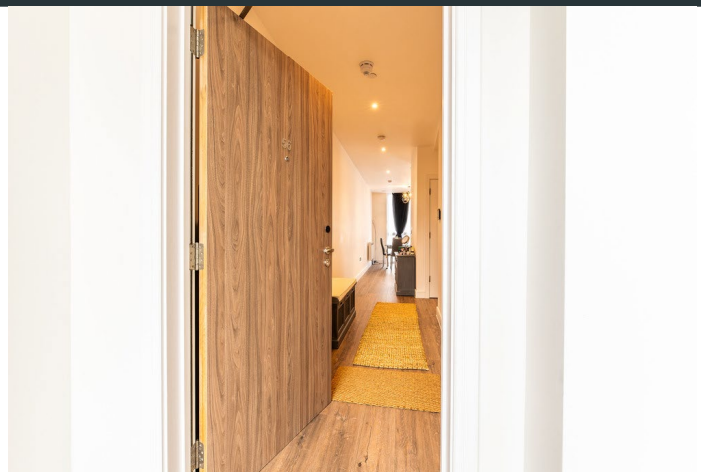


**Total area: approx. 57.2 sq. metres (615.8 sq. feet)**

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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             |         |           |
| 55-68 | D             | 63 D    | 63 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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