

# 39 The Poplars

West Bridgford  
Nottingham  
NG2 6BW

**Guide Price £190,000**



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- No chain! Ready to move straight into!
- Two bedroom duplex apartment
- Three-piece bathroom
- Gated allocated parking
- Close to all local amenities and transport links
- Central West Bridgford location
- Viewing essential!
- Service Charge - £1,128 PA
- Council Tax Band - A
- Tenure - Leasehold - 988 Years Remaining

0115 841 1155



Location



Gallery



Video



Contact

39 The Poplars, [West Bridgford, Nottingham, NG2 6BW](#)

## Key Features

NO UPWARD CHAIN! A two-bedroom duplex apartment, in The Poplars, West Bridgford. Located in central West Bridgford, you have the coffee bars, restaurants, shops and bus links on your door step.

On entering the property, you are greeted by the hallway with stairs to the first floor and doors leading to the kitchen and living room. The kitchen has a range of base units, breakfast bar, integrated appliances including electric oven and hob, extractor, space for a dishwasher, washing machine, space for a fridge and a large window. The living room is a great space with large windows, allowing light to flood in and overlooking the communal garden.

To the first floor, there are two well-proportioned bedrooms, a three piece bathroom and storage space.

Outside there is gated access for the parking, allowing you to access the car parking space for the apartment. There is also a communal garden in the middle of the development, allowing you to enjoy outdoor space in the summer months. There is also an outside storage space, which you can have the option of renting out for just £48 per year.



0115 841 1155



Location



Gallery



Video



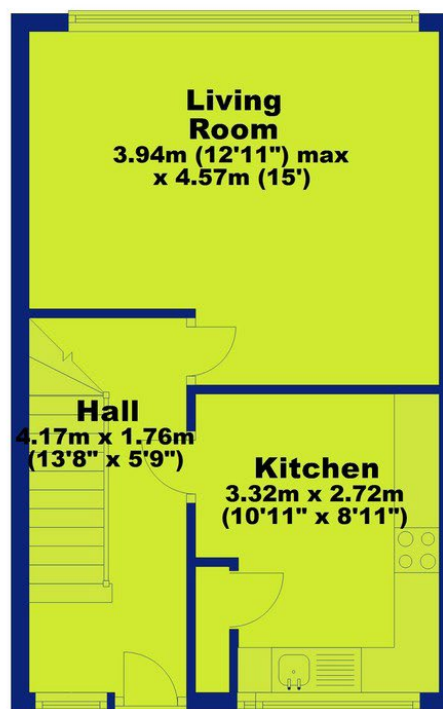
Contact

39 The Poplars, West Bridgford, Nottingham, NG2 6BW



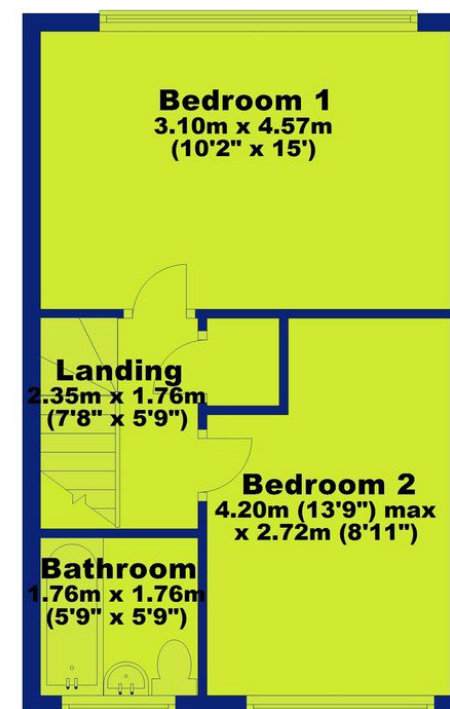
### Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



### First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



**Total area: approx. 67.5 sq. metres (726.3 sq. feet)**



0115 841 1155



Location



Gallery



Video



Contact

39 The Poplars, West Bridgford, Nottingham, NG2 6BW



## 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		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.