

The Waterside Apartments,  
Pavilion Road

West Bridgford  
Nottingham  
NG2 5PJ

**Guide Price £250,000**



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0115 841 1155



- One-bedroom apartment
- Stunning views over the River Trent
- Open plan kitchen living area
- Modern throughout & a Juliet balcony
- Allocated parking space
- Sought-after West Bridgford location
- Close to all local amenities and transport links
- Service Charge - £2,007.04 PA
- Council Tax Band - C
- Tenure - Leasehold - 245 Years Remaining

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## Key Features

A stunning one-bedroom apartment, perfect for first-time buyers, downsizers, or savvy investors. Nestled in the highly sought-after West Bridgford area, this home offers not just a place to live, but a lifestyle to love. Located close to all local bars, restaurants, cafes, transport links and the famous City Ground and Cricket Ground, on your doorstep.

As you step inside, you're immediately greeted by the expansive open-plan kitchen and dining area, where sleek laminate flooring seamlessly connects the spaces. The modern kitchen boasts contemporary wall and base units, integrated appliances including a fridge-freezer, oven, hob, and even a chic wine cooler. An ideal space for entertaining guests.

The lounge area, which flows effortlessly from the dining space, is bathed in natural light thanks to the Juliet balcony. This inviting spot not only offers breathtaking views of the River Trent but also creates a serene atmosphere perfect for unwinding after a long day.

The bedroom, continues the theme of stunning river views. Spacious and peaceful, it provides the perfect backdrop for restful nights and lazy weekend mornings.

The apartments also has an allocated parking space and a concierge service, at the main hub of the building. A communal terrace with stunning views of Trent Bridge is accessible for all residents, providing a relaxing space to retire too.

This apartment isn't just a home; it's a lifestyle choice. With its blend of modern design, stunning views, and a prime location in West Bridgford, it's an opportunity not to be missed.



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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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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	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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