

2, 148 Wilford Crescent East

Nottingham
NG2 2EF

Guide Price £210,000 - £220,000



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0115 841 1155



- Two-bedroom, second floor apartment
- Open plan kitchen/ living/ diner
- Family bathroom
- Modern throughout
- Balcony
- Close to West Bridgford and Nottingham City Centre
- Viewing essential!
- Council Tax Band - A
- Service Charge - £1,400 PA
- Tenure - Leasehold - 996 Years Remaining



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Key Features

This well-presented second-floor apartment, offered with no upward chain, is ideally located just a short distance from Nottingham City Centre and the desirable West Bridgford area. Perfect for first-time buyers, downsizers, or investors, this property offers a fantastic opportunity.

Upon entering, you'll find a communal entrance with secure keypad/intercom access and stairs leading up to the apartment. Inside, the property offers a bright and spacious layout, comprising two bedrooms, a bathroom, a convenient storage cupboard, and a generous open-plan kitchen/living/dining area.

The modern kitchen boasts wooden flooring throughout, contemporary wall and base units, sleek quartz worktops, and integrated appliances. Large windows to the side and front elevations allow plenty of natural light to flood the space. A door from the kitchen leads out to a private balcony, perfect for outdoor dining during the summer months, offering lovely views over The Meadows Recreation Ground.

Both bedrooms are well-proportioned, with the main bedroom benefiting from a front-facing window and direct access to the balcony. The bathroom features a three-piece white suite, tiled walls, and laminate flooring.

The apartment also benefits from an owner-managed leasehold with no ground rent payable and cycle storage.

This property is a must-see and offers a great blend of modern living, a prime location, and fantastic potential.





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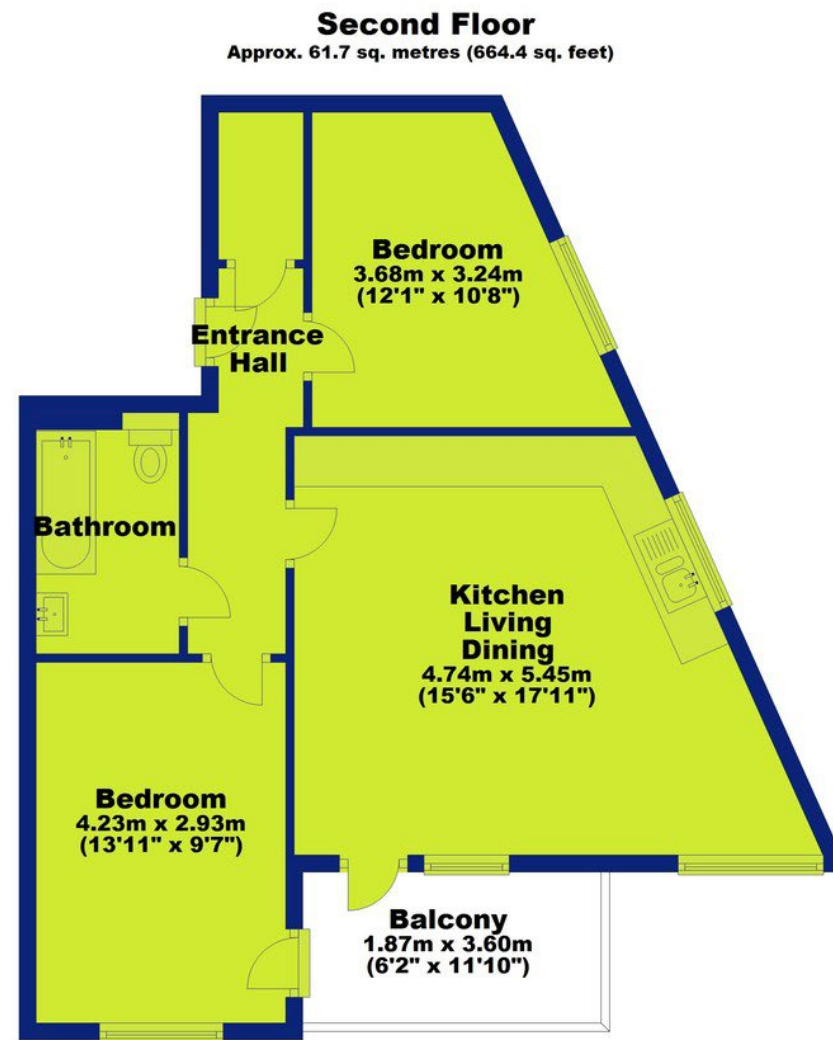
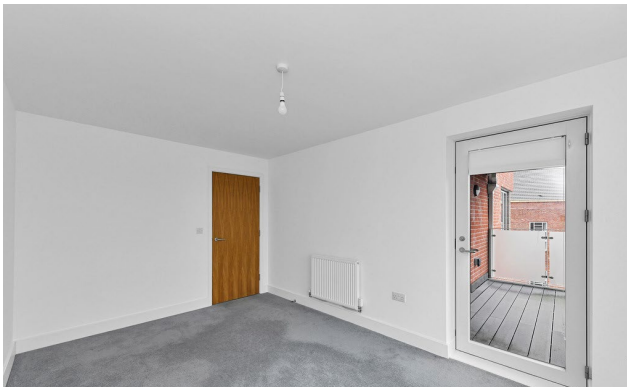


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Total area: approx. 61.7 sq. metres (664.4 sq. feet)



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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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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