

# Hawthorn Lodge, Julian Road West Bridgford Nottingham NG2 5AJ

**Guide Price £125,000**



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0115 841 1155



- One bedroom top floor apartment
- Open plan kitchen/ living/ diner
- Three-piece bathroom
- Well-proportioned bedroom
- Allocated parking space and visitor spaces
- Sought-after West Bridgford location
- Viewing essential!
- Council Tax Band - B
- Service Charge - £1,237.99 PA
- Tenure - Leasehold - 101 Years Remaining





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## Key Features

A one-bedroom apartment nestled on the top floor of a coveted building in the heart of Lady Bay, West Bridgford. Perfectly positioned near all the local amenities, this apartment offers both convenience and style.

As you enter through the communal entrance, you're greeted by a welcoming hallway that leads you up to the apartment. The open-plan kitchen and living space are flooded with natural light thanks to the Velux windows, creating an inviting atmosphere for both relaxation and entertaining. The kitchen features tiled flooring, sleek wall and base units, integrated appliances, and space for your fridge freezer.

The generously sized bedroom boasts two Velux windows and a built-in wardrobe, providing both comfort and ample storage. Completing the apartment is the modern three-piece bathroom, which includes a shower over the bath and laminate flooring, adding to the overall appeal of this lovely home.

The property also benefits from an allocated parking space and visitor parking.

Ideal for first time buyers, investors or downsizers, in a prime location!





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### Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



**Total area: approx. 53.0 sq. metres (570.6 sq. feet)**





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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		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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