

Hawthorn Lodge,

Julian Road

West Bridgford

Nottingham

NG2 5AJ

**Guide Price £150,000 - £160,000**



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Location



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Video



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0115 841 1155



- NO UPWARD CHAIN!
- A two-bedroom ground floor apartment
- Open plan lounge/ kitchen area
- Juliet balcony
- Family bathroom
- Highly sought-after West Bridgford location
- Close to local amenities
- Viewing essential!
- Council Tax Band - B
- Tenure - Leasehold - 100 Years Remaining



0115 841 1155



Location



Gallery



Video



Contact

Julian Road, [West Bridgford, Nottingham, NG2 5AJ](#)



## Key Features

A two-bedroom ground-floor apartment, nestled in the highly desirable Lady Bay area of West Bridgford. With no upward chain, this home offers the perfect blend of convenience and tranquility, being just moments from local amenities, the National Water Sports Centre, and the scenic Hook Nature Reserve.

Upon entering, you're welcomed by a spacious hallway, providing access to the bathroom, two well-proportioned bedrooms, a handy storage cupboard, and the open-plan lounge/kitchen area.

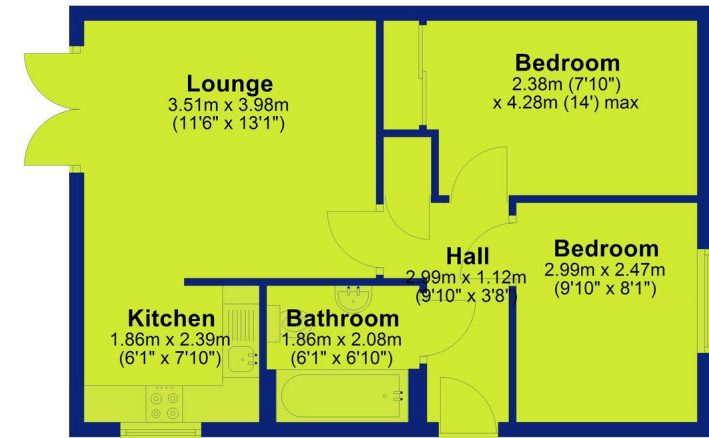
The lounge is bright and inviting, featuring a Juliet balcony that allows natural light to pour in, creating an airy and uplifting space. Flowing seamlessly into the modern kitchen, you'll find a stylish range of wall and base units complemented by sleek tiled flooring.

Both bedrooms offer comfortable living space, while the bathroom boasts a contemporary three-piece white suite.

Whether you're a first-time buyer, downsizer, or investor, this fantastic apartment is an opportunity not to be missed!

## Ground Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 45.7 sq. metres (491.8 sq. feet)

*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  
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NG1 2GB

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		