

Fox Road

West Bridgford
Nottingham
NG2 6AL

Guide Price £265,000 - £275,000



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Location



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0115 841 1155



- No upward chain!
- Two-bedroom penthouse apartment
- Open plan lounge diner
- Bathroom and en-suite
- Sought-after West Bridgford location
- Secure gated parking
- Viewing essential!
- Service Charge - £1,440 PA
- Council Tax Band - B
- Tenure - Share of Freehold - 966 Years Remaining



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Key Features

This impressive two-bedroom penthouse apartment is ideally situated next to the world-renowned Trent Bridge Cricket Ground, within a newly developed estate. The property benefits from secure gated parking and a communal entrance complete with a lift that brings you directly to the top floor. Offered with no onward chain, it is within walking distance of charming coffee bars, restaurants, and Central Avenue – a location that promises convenience and a vibrant lifestyle.

Upon entering, an intercom system provides secure access to a spacious reception hall featuring built-in cloak cupboards. This area seamlessly leads into the lounge/diner with wood laminate flooring that opens onto a generous balcony, offering delightful views over the cricket ground – the perfect outdoor space at the end of a long day.

The contemporary kitchen is appointed with high-gloss wall and base units, a stylish breakfast bar, integrated appliances, and ceramic tile flooring. A window overlooks the rear car park, flooding the space with natural light and enhancing the modern feel of the room.

The accommodation comprises two well-proportioned bedrooms. The master bedroom boasts an en-suite shower room fitted with a three-piece suite including a shower cubicle, WC, and wash basin. An additional modern three-piece bathroom serves the remaining spaces, ensuring comfort and functionality.

Externally, a well-maintained tarmac driveway leads to the front door and secure electric gates, which provide access to a rear car park with allocated parking spaces.

Viewing is highly recommended to fully appreciate the blend of modern convenience and prestigious location that this property offers.





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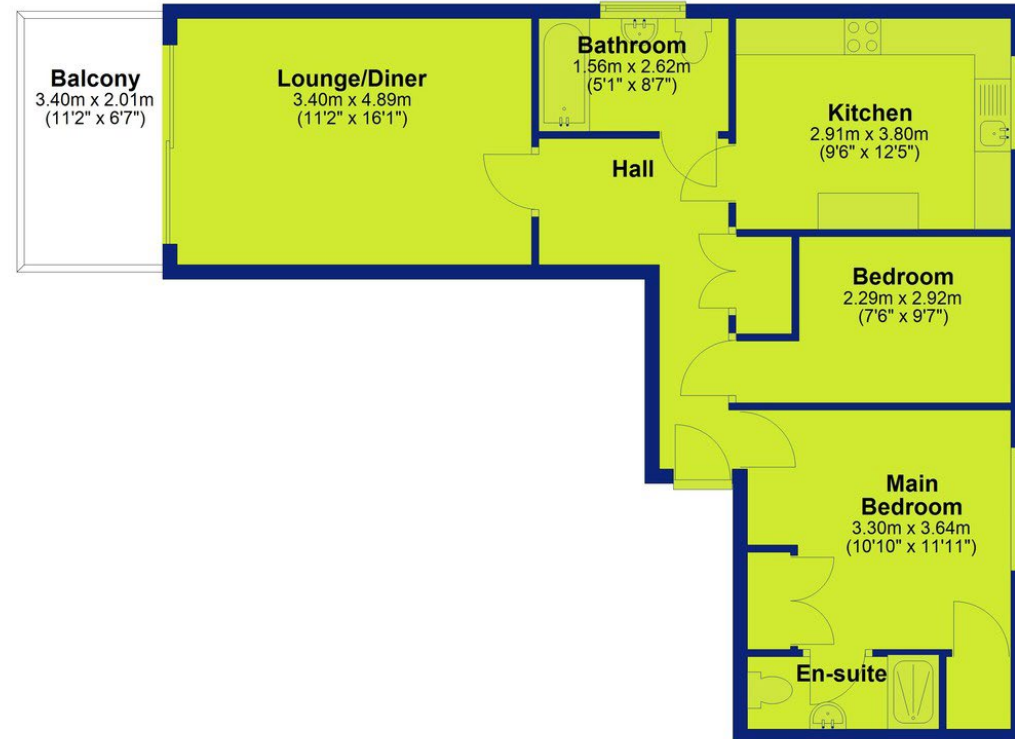
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Ground Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 sq. feet)



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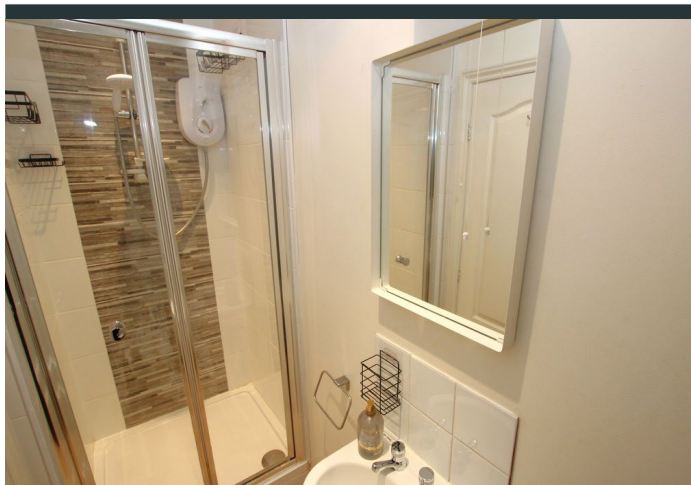


Video



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

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