

4 Musters Gables,  
Musters Road  
West Bridgford  
Nottingham  
NG2 7PS

Guide Price £175,000 - £185,000



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 0115 841 1155



- No upward chain!
- Two-bedroom apartment
- Spacious living room
- Family bathroom and en-suite
- Parking space
- Sought-after West Bridgford location
- Close to all local amenities
- Viewing essential!
- Council Tax Band - A
- Tenure - Share of Freehold - 964 Years Remaining

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Location



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## Key Features

A spacious two-bedroom apartment located in the heart of the highly sought-after Nottingham suburb of West Bridgford.

Offered for sale with no upward chain, this property represents an ideal opportunity for first-time buyers, downsizers, or investors. Situated just a short walk from the vibrant coffee bars, shops, and restaurants of Central Avenue, the apartment also benefits from off-street parking and a single garage for additional storage.

The property is entered via a front entrance door into a welcoming reception hallway with a front-facing window. The layout is split-level, with a staircase leading up to the main accommodation.

The generous living room is positioned to the rear and features an attractive fireplace, a built-in storage cupboard, a large window providing natural light, and beautiful stripped wooden flooring.

The kitchen is fitted with a range of classic wooden Shaker-style wall and base units, an integrated oven and hob, space for additional appliances, a rear-facing window, and a cupboard housing the boiler. The floor is finished with ceramic tiles.

Bedroom one is a well-sized double room with built-in wardrobes and windows to either side of the door that opens into a stylish en-suite shower room. The en-suite is fitted with a modern white three-piece suite and has a rear-facing window for ventilation.

Bedroom two, also with a rear-facing window, is ideal for use as a guest bedroom, nursery, or home office.

The property enjoys access to well-maintained communal gardens to the front. To the rear, there is off-street parking.



Share of Freehold

Lease Length: 964 years remaining

Ground Rent: Peppercorn

Service Charge: £1,280 per annum

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### Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



Total area: approx. 60.5 sq. metres (650.9 sq. feet)



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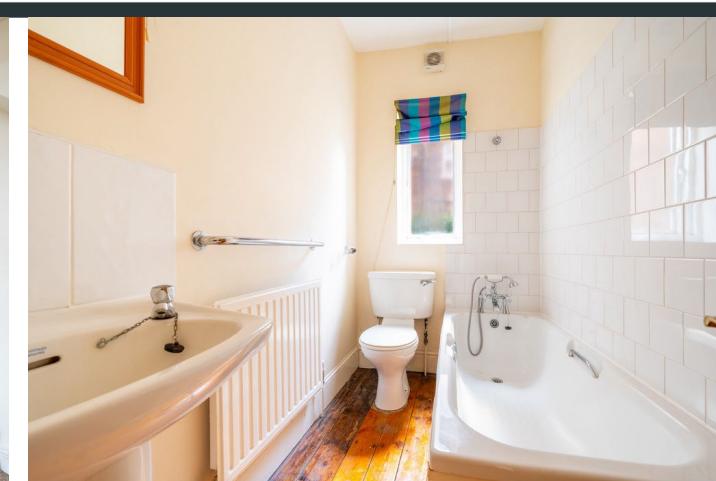
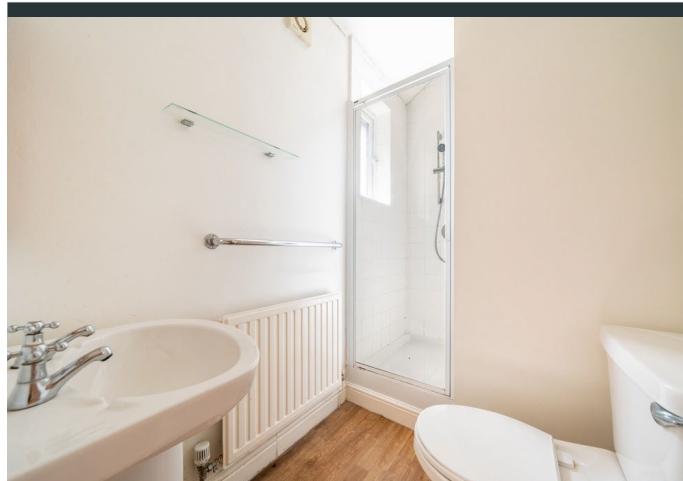


Video



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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		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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