

12 Dann Place

Wilford
Nottingham
NG11 7FA

Guide Price £169,500



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0115 841 1155



- No upward chain!
- Two-bedroom apartment
- Bathroom
- Kitchen
- Open plan living/ dining space
- Allocated parking space
- Viewing essential!
- Service Charge - £2,122.86 PA
- Council Tax Band - C
- Tenure - Leasehold - 128 Years Remaining



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Key Features

This beautifully presented top-floor, two-bedroom apartment comes with no upward chain, making it the perfect hassle-free purchase. Tucked away in sought-after Wilford Village, you're just a short stroll from the tram stop, the River Trent, and a variety of local amenities.

Step through the secure communal entrance and into your new home, where a spacious hallway welcomes you, with doors leading to all rooms, and a storage cupboard.

The generous living/dining room is a true highlight – flooded with natural light thanks to French doors and a Juliet balcony, offering a bright and airy atmosphere perfect for both relaxing and entertaining.

The kitchen comes equipped with a range of wall and base units plus integrated appliances.

There are two well-proportioned bedrooms, with the master bedroom enjoying the bonus of direct access to the main bathroom.

The stylish four-piece bathroom suite can also be accessed via the hallway, featuring a bath and separate shower cubicle.

This home offers the ideal blend of location, comfort, and convenience – all ready for you to move in and enjoy.

The property does come with an allocated parking space and the charges are as below:

Service Charge: £2,122.86 PA

Ground Rent: £311.67 PA

Lease Length: 128 Years Remaining





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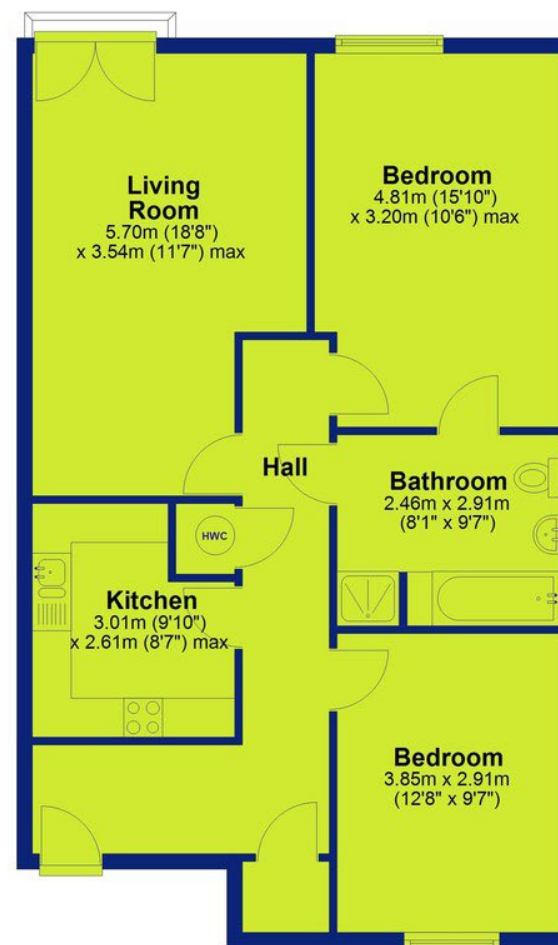
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Second Floor

Approx. 74.7 sq. metres (804.1 sq. feet)



Total area: approx. 74.7 sq. metres (804.1 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		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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