

Rebbur House, Nicker Hill

Keyworth
Nottingham
NG12 5ED

Guide Price £440,000



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0115 841 1155



- Ground floor apartment
- Two bedrooms
- Two bathrooms
- Large balcony
- Large storage room
- Two car parking spaces
- Gated development
- Service charge - £1,800
- Tenure - Leasehold - 120 Years
- Council tax - Band E



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Key Features - Set within an exclusive gated development on the sought-after Nicker Hill, this beautifully proportioned two-bedroom apartment offers contemporary living in a peaceful yet well-connected location.

The apartment is thoughtfully laid out to maximise space and natural light. At the heart of the home is a generous open-plan living, kitchen and dining area, ideal for both everyday living and entertaining. The living space is enhanced by a stylish built-in media wall, creating a sleek focal point and a perfect setting for relaxing evenings. The kitchen area is well arranged with ample worktop and storage space, seamlessly flowing into the dining and lounge areas. Double doors lead out to a private balcony, providing a lovely outdoor retreat.

There are two well-proportioned bedrooms, including a spacious master bedroom with the benefit of a private en-suite shower room. The second bedroom is equally versatile, making an ideal guest room, home office or additional bedroom. A modern family bathroom and a welcoming entrance hall complete the internal accommodation.

Further benefits include two allocated car parking spaces, a large secure storage room, and the reassurance of a long lease, all within a well-maintained and secure gated environment.

Keyworth is a highly regarded village offering the perfect balance of countryside charm and everyday convenience. Residents enjoy a strong sense of community alongside an excellent range of local amenities including shops, cafés, pubs, schools, and healthcare facilities. Surrounded by open countryside and scenic walks, Keyworth is ideal for those who enjoy an active outdoor lifestyle, while still benefiting from excellent transport links to Nottingham, West Bridgford, and the wider region. Its village atmosphere, combined with easy access to city amenities, makes Keyworth an increasingly desirable place to call home.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.





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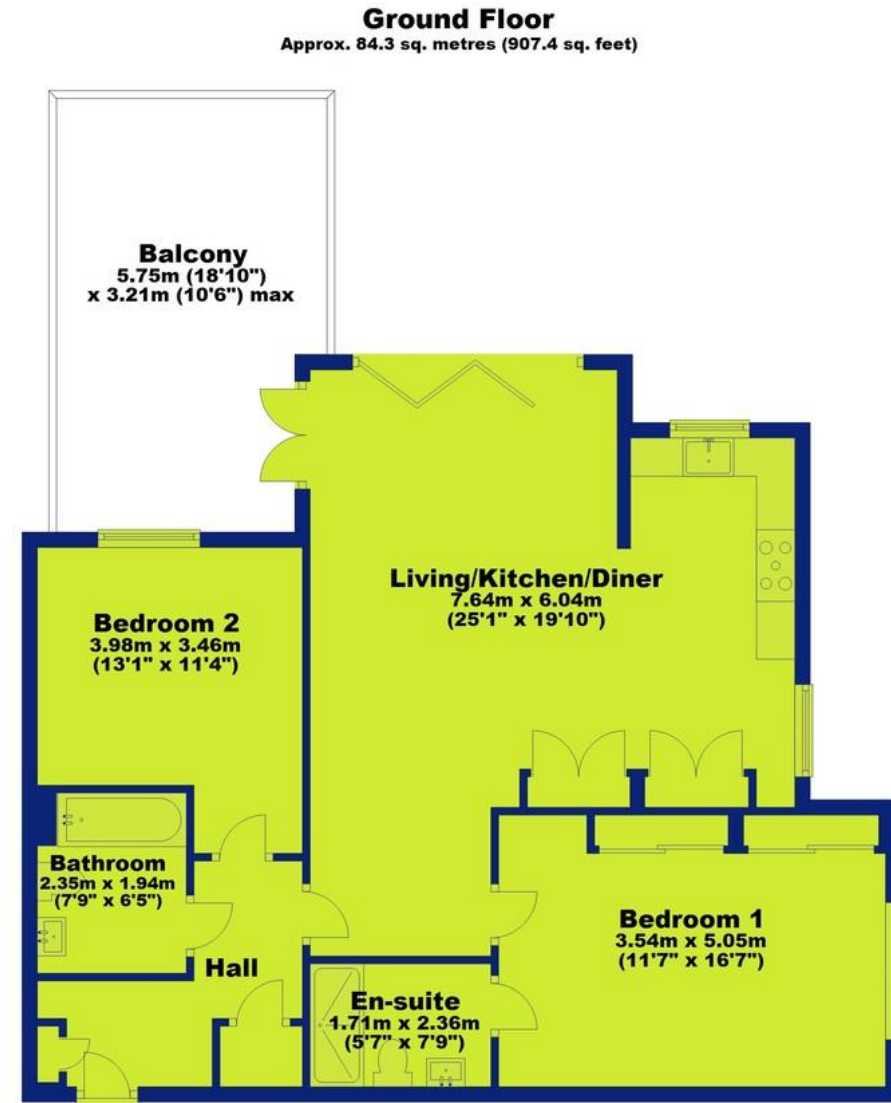


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Total area: approx. 84.3 sq. metres (907.4 sq. feet)



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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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.