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DavidJames
the estate agent

Egerton Road, Woodthorpe, Nottingham, NG5 4EY

Guide Price £165,000

About This Property

Welcome to this well-presented and move-in-ready second-floor apartment at Bridgewater Court which has been redecorated throughout with new carpeting and is offered to the market with no upward chain! The property includes a designated parking space and an additional visitor parking spot along with access to beautifully landscaped communal grounds.

Upon entering the building, you are greeted by an initial communal hall with stairs leading up to the second floor. The entrance hall to the apartment connects to all areas of the accommodation via a hallway and comprises two generous sized double bedrooms, a lounge, kitchen and bathroom and additional built-in storage for added convenience.

The well proportioned lounge area which overlooks the front elevation provides a comfortable living space with plenty of natural light from the front window. Just off the lounge is the kitchen, compact yet modern, featuring white gloss units complemented by timber effect worktops and benefiting from integrated appliances including a hob, oven and extractor fan with space for additional appliances.

There are two well-presented bedrooms at opposite ends of the apartment including the main bedroom with built-in storage cupboards, and a second bedroom, perfect as a guest bedroom or study.

The well-maintained bathroom is equipped with a three-piece suite, chrome heated towel rail and a skylight-style window, making it a relaxing and bright space.

The apartment also benefits from an intercom system linked to the communal access points as well as the reassurance of an alarm system.

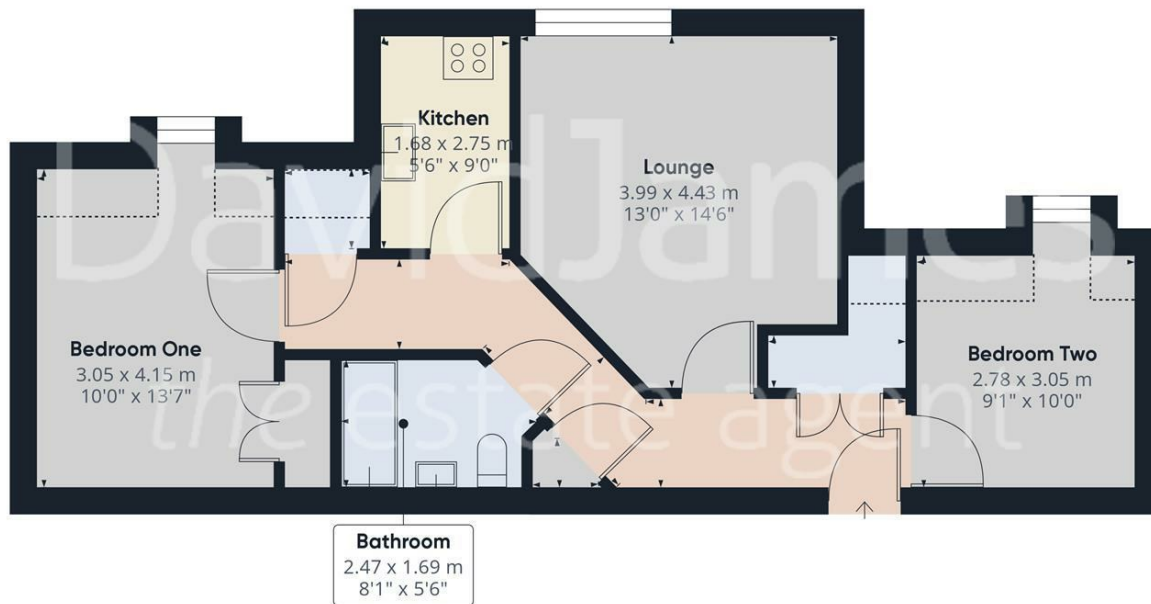
With excellent transport links nearby to Nottingham City Centre and superb local amenities in Mapperley, Arnold and Sherwood, this property is ideal for a variety of buyers.



- Modern second floor apartment sold with no upward chain
- Two well-presented double bedrooms
- Newly decorated and carpeted throughout
- Bright and spacious lounge
- Modern kitchen with integrated appliances and timber effect worktops
- Well-presented bathroom with three-piece suite and skylight-style window
- Landscaped communal grounds
- Designated parking space and additional space for visitors
- Intercom and burglar alarm system for security
- Within easy reach of excellent local amenities and frequent City-bound transport links







Approximate total area**
59.94 m²
645.19 ft²

Reduced headroom
3.57 m²
413.55 ft²

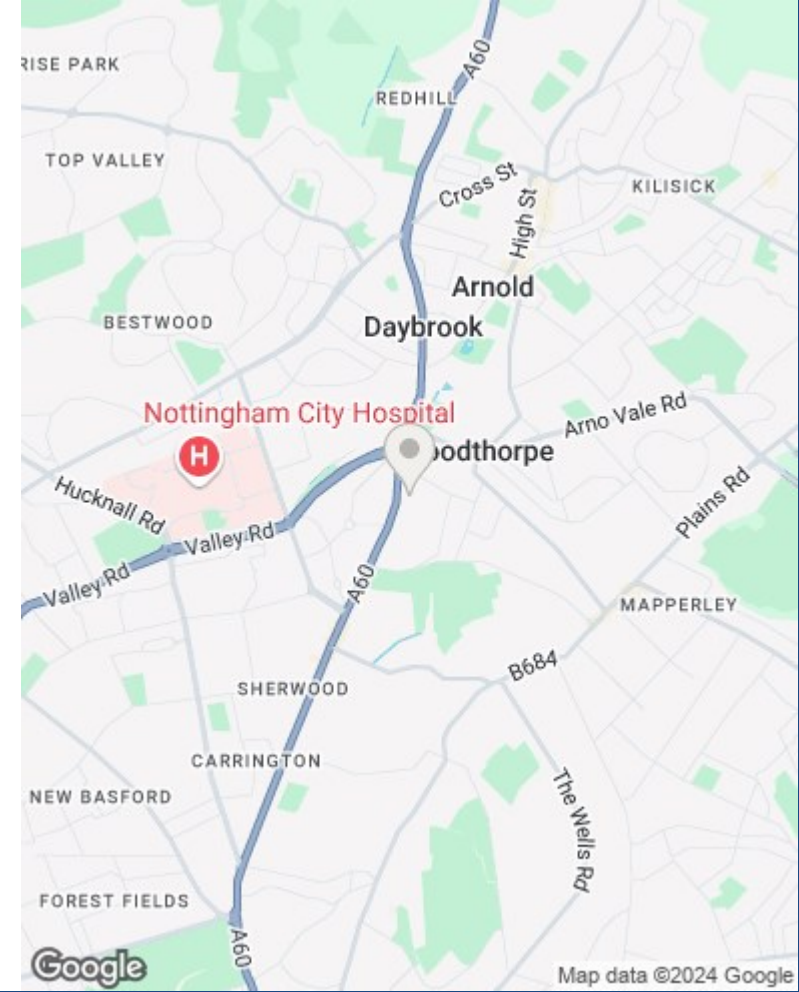
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Leasehold



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