



**Apt 24, 32 Wilford Lane, West Bridgford – NG2 7ZZ**

Guide Price **£475,000**

**DavidJames**  
the estate agent





## Apartment 24

32 Wilford Lane, Nottingham

A rare opportunity to acquire a stunning ground floor apartment in West Bridgford with 2 en-suite beds, open living space, river views and private garden with 2 parking space and a share of moorings!

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

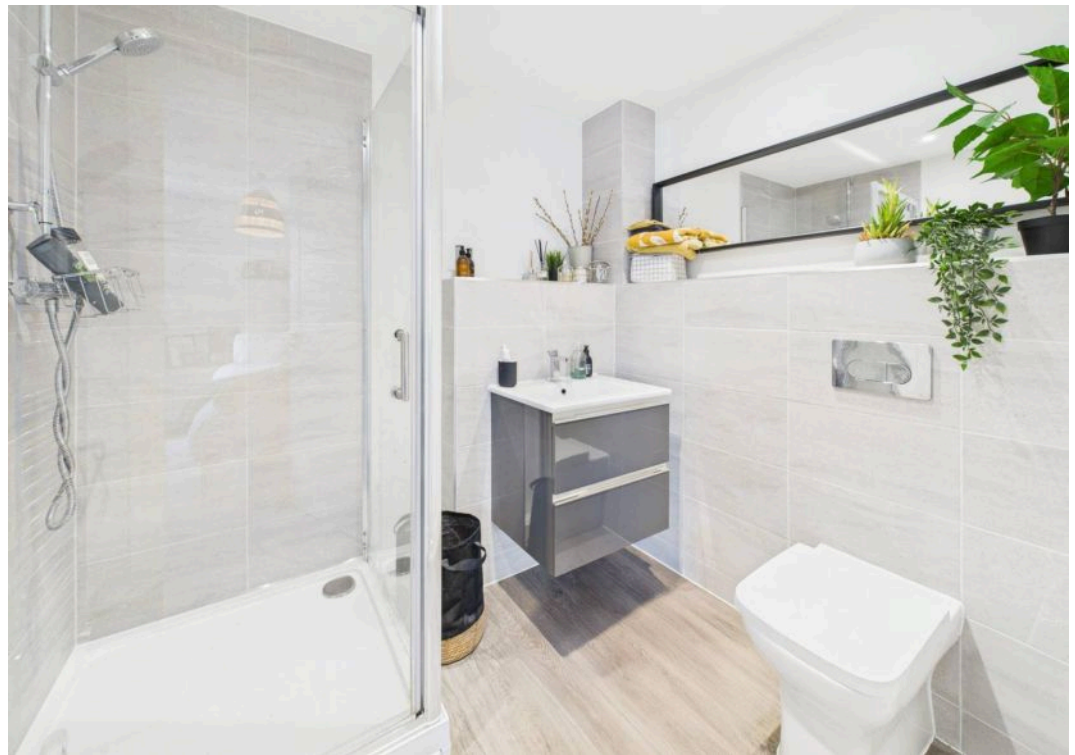
- Stunning ground floor apartment with breathtaking views of the River Trent
- Immaculately-presented throughout
- A short commute to the nearby Nottingham City Centre
- Prime location close to West Bridgford's vibrant amenities, bars and restaurants
- Generous open plan living area thoughtfully zoned for relaxation, dining and cooking
- Contemporary fitted kitchen with quality integrated appliances and feature lighting
- Two superb double bedrooms (both with en-suites and dressing rooms)
- Private landscaped garden with river views and access to the embankment and mooring
- Two allocated parking spaces
- 20% share of adjacent moorings with a communal summerhouse/cabin

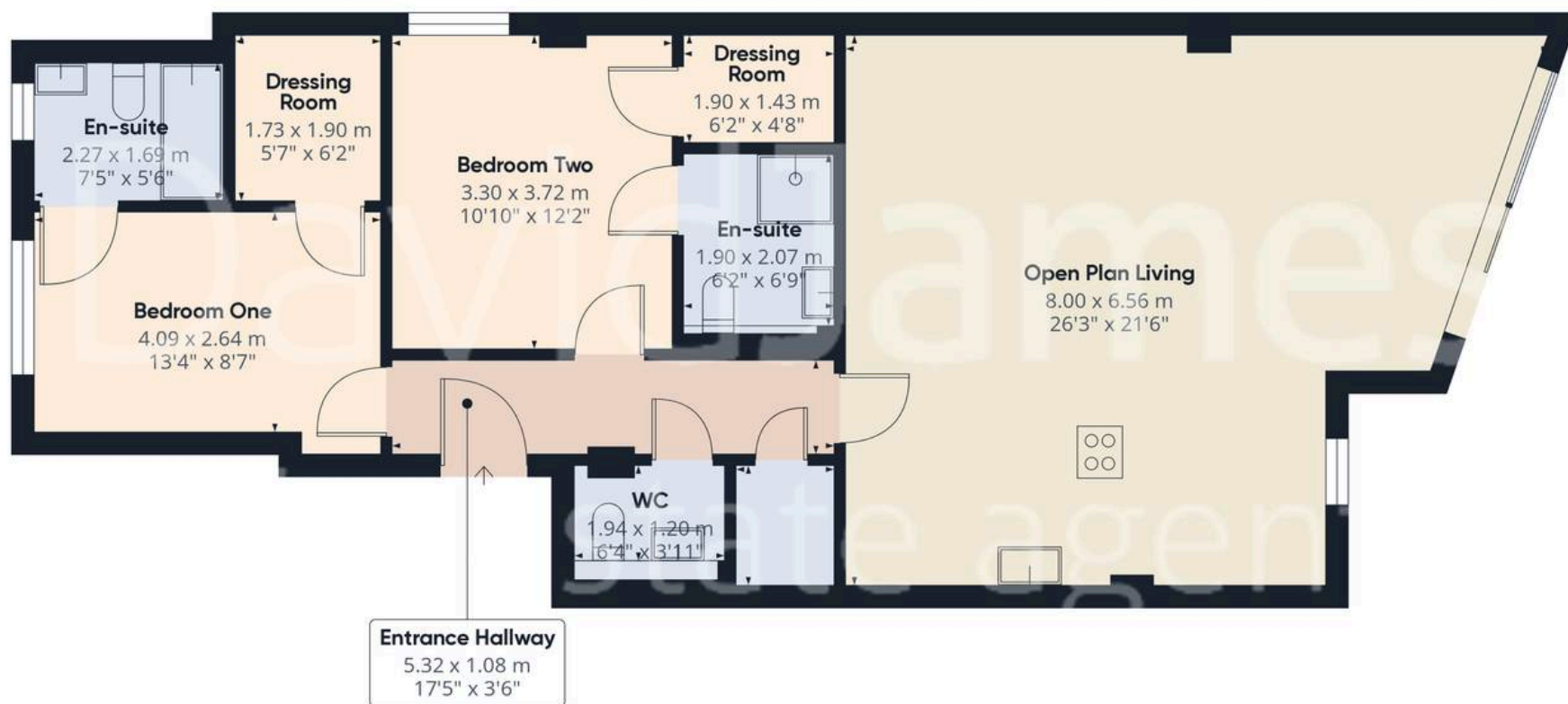












Approximate total area<sup>(1)</sup>

92.14 m<sup>2</sup>

991.77 ft<sup>2</sup>

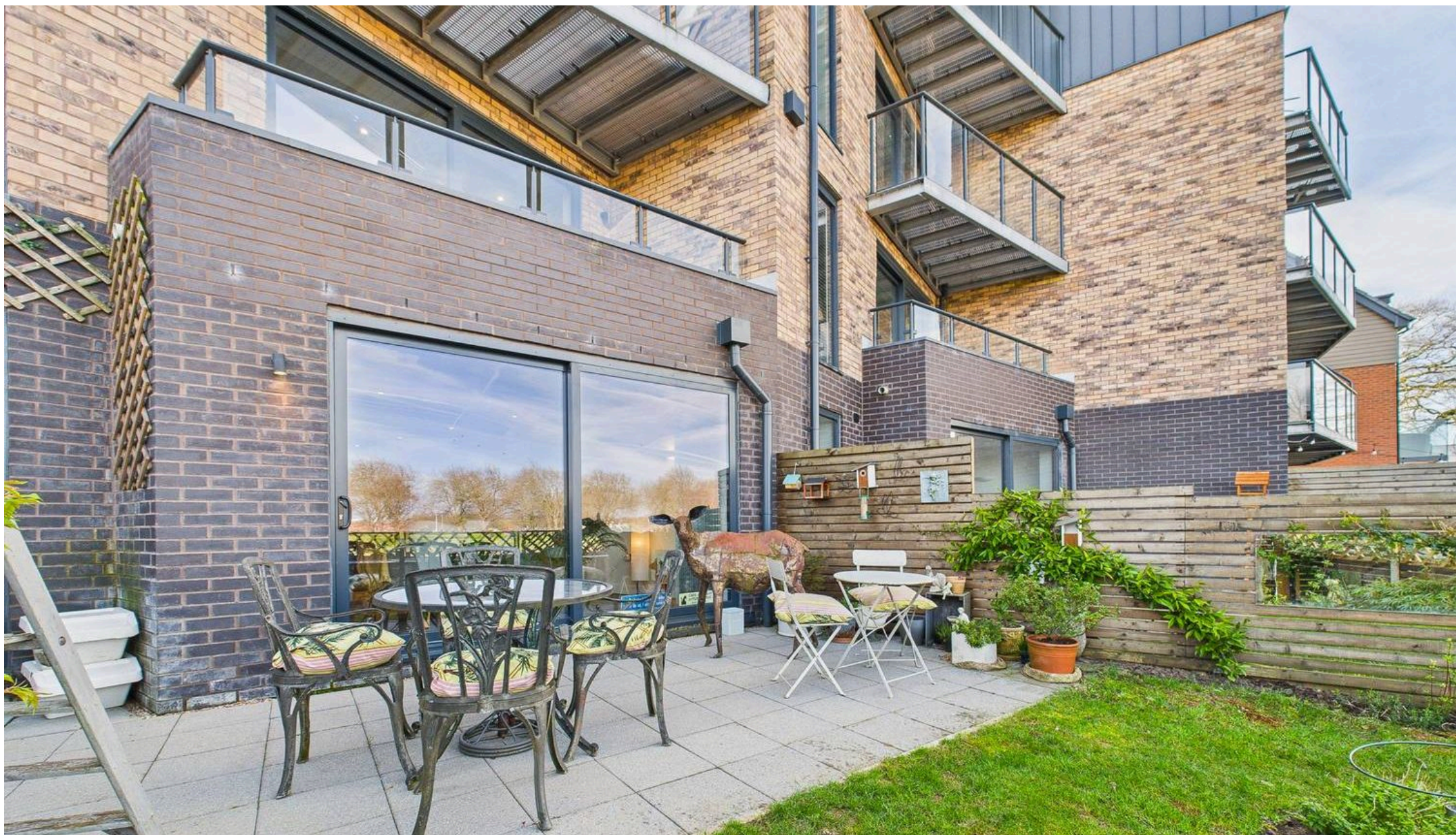
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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