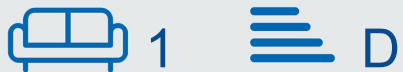



# Holme Road

West Bridgford  
Nottingham  
NG2 5AA

Price Guide £175,000



- Ground floor apartment
- One bedroom
- Cellar
- Close to amenities
- Close to riverside walks
- Communal garden
- Allocated parking space
- Tenure - Leasehold, 91 years
- Service charge - £600
- Council Tax Band - A

 0115 841 1155

## Holme Road, West Bridgford, Nottingham, NG2 5AA

### Key Features

A well-maintained and well-proportioned one-bedroom ground floor apartment forming part of an attractive period conversion, ideally suited to first-time buyers and investors alike. The property is presented in good order throughout and is ready for immediate occupation.

The accommodation is arranged off a central hallway and briefly comprises a bright and spacious lounge positioned to the front of the property, featuring a charming bay window which allows for plenty of natural light. There is a generously sized double bedroom, offering ample space for furnishings. To the rear, a dining kitchen provides a practical and sociable layout, with space for both cooking and dining. Completing the internal accommodation is a well-appointed shower room.

A particular feature of the property is the additional basement level, offering useful storage space and potential for a variety of uses, subject to requirements. Externally, the property benefits from off-street parking and access to communal gardens.

Situated in the highly sought-after area of Lady Bay, the apartment enjoys close proximity to the Hook and the walk along the river Trent and excellent range of shops, bars and restaurants in West Bridgford. The location is well-served by transport links, including convenient road connections and regular rail services from Nottingham and East Midlands Parkway, providing direct access to London.



## Holme Road, West Bridgford, Nottingham, NG2 5AA





0115 841 1155

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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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