

Waters Edge

Bell Lane
Nottingham
NG11 7GB

Offers Over £325,000



- Spacious apartment offering versatile accommodation
- Large kitchen/dining room ideal for entertaining and family living
- Utility room with additional WC for added practicality
- Two garages - a rare and valuable feature
- Well-presented throughout and ready to move into
- Three well-proportioned bedrooms, including principal bedroom with en-suite
- Bright and generous living room with elevated River Trent views
- Well-appointed family bathroom serving remaining bedrooms
- Additional communal parking for residents and visitors
- Sought-after Wilford village location, close to tram links, local amenities and riverside walks

 0115 841 1155

Waters Edge, Bell Lane, Nottingham, NG11 7GB

Key Features

A spacious and well-presented apartment offering generous and versatile accommodation arranged over multiple levels, together with the rare advantage of two garages and additional communal parking.

The accommodation briefly comprises an entrance hall leading to a bright and well-proportioned living room, enjoying impressive proportions and an abundance of natural light, with delightful, elevated views towards the River Trent. The heart of the home is a large kitchen/dining room, providing ample space for both cooking and entertaining. There is also a useful utility room, which in addition benefits from a WC, adding to the overall practicality of the property.

On the upper level, the apartment offers three bedrooms, including a generous principal bedroom with the advantage of an en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, making the layout ideal for both owner-occupiers and those requiring flexible space for guests or working from home.

Externally, the property truly stands out, benefiting from two garages—a rare and valuable feature—alongside communal parking for residents and visitors. The position of the apartment allows for attractive views overlooking the River Trent, further enhancing its appeal. The property is presented in good condition throughout, allowing any prospective purchaser to move in with minimal immediate work required.

Situated in the heart of Wilford village, the location offers an exceptional lifestyle, combining a peaceful setting with excellent convenience. The property is within easy reach of the Nottingham tram network, providing swift access into the city centre, while nearby riverside walks offer scenic outdoor space perfect for leisure and exercise. Wilford itself is well regarded for its village atmosphere, local amenities, and strong sense of community, making this an increasingly sought-after place to live.





0115 841 1155

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Total area: approx. 169.9 sq. metres (1829.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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