


# Musters Road

West Bridgford  
Nottingham  
NG2 7QH

Guide Price £190,000



 0115 841 1155



- No upward chain!
- Allocated parking
- Central West Bridgford location
- Viewing essential!
- Service Charge: £1933.40 PA Ground Rent: £280 PA
- Two double bedroom duplex apartment
- Communal garden
- Close to all local amenities and transport links
- Council Tax Band - B
- Tenure: Leasehold - 111 Years Remaining



0115 841 1155

## Musters Road, West Bridgford, Nottingham, NG2 7QH

### Key Features

No upward chain! A well-presented two double bedroom duplex apartment, ideally situated near the vibrant Town Centre of West Bridgford, one of Nottingham's most desirable suburbs. Whether you're a first-time buyer, investor, or looking to downsize, this apartment offers all opportunities. In the popular development on Musters Road, you'll be just steps away from delightful coffee bars, trendy restaurants, and essential local transport links.

Enter the building through a secure communal door, featuring an intercom system with a video link to your mobile phone, ensuring both safety and convenience.

Upon stepping into the building, a welcoming reception hall with stairs leads you to the first floor and to the front entrance of the apartment.

On entering, you are greeted by a spacious hallway, perfect for storing coats and welcoming guests. From here, doors open to the breakfast kitchen, two double bedrooms, and a sleek three-piece white suite bathroom.

The breakfast kitchen, boasting an array of modern wall and base units, integrated appliances, and ample space for a dining table. A utility cupboard houses the combination boiler and washing machine, adding to the apartment's practicality.

Ascend the stairs to the first floor, where a cosy lounge area awaits. Bathed in natural light from Velux windows at the rear, this space is perfect for relaxation and versatile enough to include a study or additional seating area.

Enjoy the convenience of an allocated parking space, ensuring you always have a place to park.

The rear communal garden offers a peaceful retreat for outdoor relaxation and socialising.

Beneath the property, shared access to cellars provides excellent additional storage space, ideal for those extra belongings.

This sophisticated duplex apartment in West Bridgford not only offers a prime location but also a perfect blend of modern amenities and elegant design. With its spacious interiors, convenient features, and close proximity to local hotspots, it's more than just a home-it's a lifestyle.

Lease Length: 111 Years Remaining  
Service Charge: £1,933.40 PA  
Ground Rent: £280 PA



Musters Road, West Bridgford, Nottingham, NG2 7QH



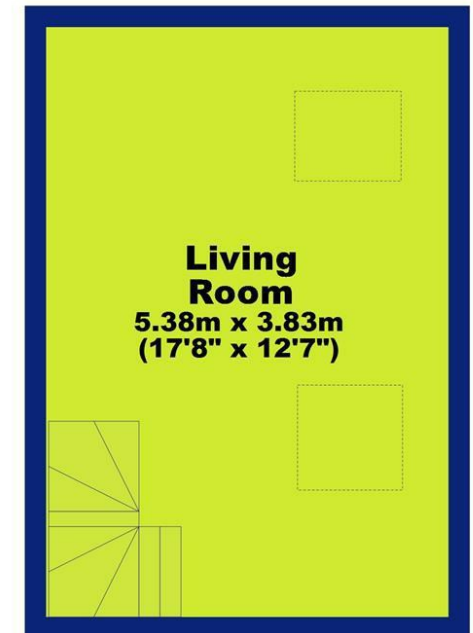
### First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



### Second Floor

Approx. 20.6 sq. metres (222.1 sq. feet)



**Total area: approx. 59.6 sq. metres (641.8 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			
(69-80) C		79	79
(55-68) D			
(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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