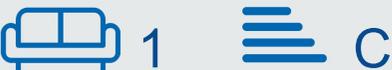


# Wenlock Drive

West Bridgford  
Nottingham  
NG2 6UB

Guide Price £210,000



- No upward chain, move in ready
- Bathroom and en-suite to the master room
- Sought-after West Bridgford location
- Viewing essential!
- Service charge - £989.42 PA
- Three spacious bedrooms
- Allocated parking space
- Close to local amenities
- Grout Rent - £99 PA
- Tenure - Leasehold - 127 Years Remaining

 0115 841 1155

## Wenlock Drive, West Bridgford, Nottingham, NG2 6UB

### Key Features

A three-bedroom apartment located on Wenlock Drive in the highly sought-after area of West Bridgford, Nottingham. Built in 2005, this modern apartment offers a generous living space, making it an ideal choice for first time buyers, investors, downsizers or professionals seeking comfort and convenience.

As you enter the apartment, there is an inviting hallway with doors leading to all rooms. There is a spacious lounge diner, perfect for both relaxation and entertaining guests. The well-appointed kitchen features integrated appliances, and window the side elevation, allowing light to flood in.

The apartment boasts three well-sized bedrooms. Additionally, there is a family bathroom and an ensuite to the master room, catering to the needs of all residents.

The property benefits from no upward chain, allowing for a smooth and hassle-free purchase process. The location is close to a variety of local amenities, including shops, restaurants, and parks, making it a vibrant community to live in.

The property also comes an allocated car parking space.



## Wenlock Drive, West Bridgford, Nottingham, NG2 6UB



### Ground Floor

Approx. 71.5 sq. metres (769.5 sq. feet)

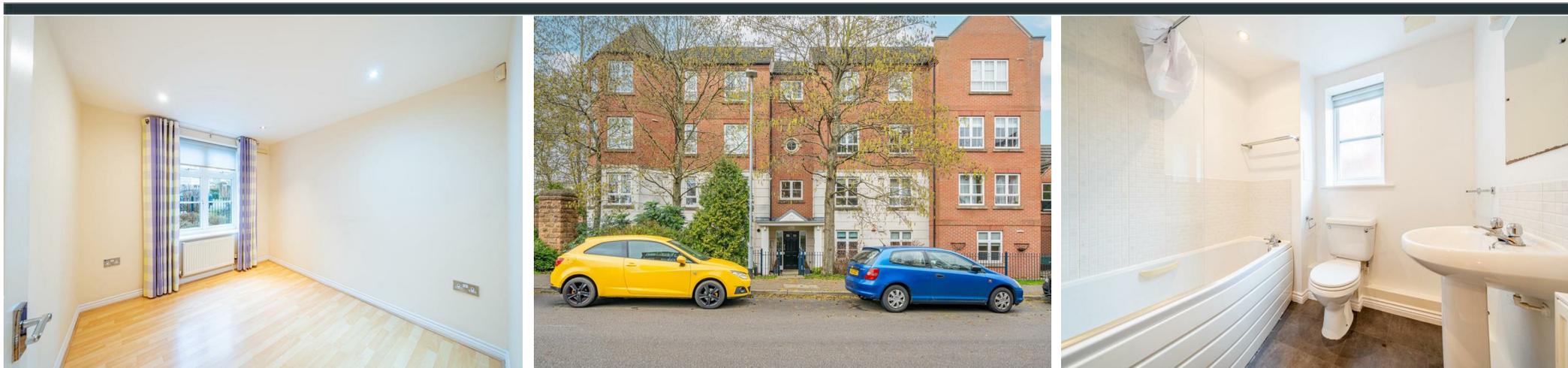


Total area: approx. 71.5 sq. metres (769.5 sq. feet)



0115 841 1155

## Wenlock Drive, West Bridgford, Nottingham, NG2 6UB



### *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		80	
(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	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.