



Two-Bedroom Apartment

The Waterside Apartments

West Bridgford.

Asking Price Of
£270,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

Apartment 52a

The Waterside Apartments Pavilion Road West Bridgford Nottingham NG2 5PJ



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907
sq ft

This beautifully presented two-bedroom apartment forms part of the highly regarded Waterside Apartments development and occupies a desirable first-floor position. Offering a contemporary and stylish living environment, the property benefits from impressive floor-to-ceiling windows, creating a bright and spacious feel throughout.

The accommodation centres around a superb open-plan living and kitchen area, providing an ideal space for both relaxing and entertaining. The modern kitchen is fitted with quality fixtures, fittings and integrated appliances, while patio doors open directly onto a balcony, offering partial river views and an attractive outdoor seating area.

There are two generously proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A further modern bathroom, complete with shower over the bath, serves the second bedroom and wider accommodation.

Ideally positioned for West Bridgford's Central Avenue, the apartment is within easy reach of a wide selection of shops, cafés, restaurants and everyday amenities, together with excellent local transport links.

An impressive apartment in a sought-after setting, offering an excellent opportunity for owner-occupiers and investors alike.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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