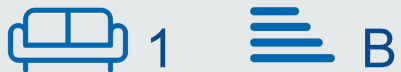


# Radcliffe Road

Gamston  
Nottingham  
NG2 6NR

£180,000



- First floor apartment
- En-Suite shower room & family bathroom
- Approx 589.7 Sqft
- Ideal First time Buy or Investment
- Gas central heating and double glazing throughout
- Two well-proportioned bedrooms
- Spacious open-plan kitchen/diner/lounge
- EPC Rating B
- Electric gated parking for residents, with additional visitor parking
- Juliet balcony

 0115 841 1155

## Radcliffe Road, Gamston, Nottingham, NG2 6NR

### Key Features

\*GUIDE PRICE £180,000 - £185,000\*

This well-designed first floor apartment, situated in the sought-after area of Gamston, is a short walk away from West Bridgford and offers good transport links to the city centre and train station. The property is ideal for first-time buyers or investors. With a spacious open-plan kitchen/diner/lounge, two bedrooms, a family bathroom and an en-suite to the master bedroom, the property provides comfortable and practical modern living.

The property opens into a central hallway providing access to all rooms, creating a practical and well-balanced layout. Off the hallway is a cupboard providing a good space for storage.

The standout feature of the home is the impressive kitchen/diner/lounge. This bright and sociable space offers clearly defined areas for cooking, dining and relaxing, making it perfect for both everyday living and entertaining. The kitchen area provides ample worktop space and room for appliances, while the living and dining areas comfortably accommodate seating and a table.

The master bedroom is a generous double room and benefits from its own en-suite shower room. The second bedroom is ideal as a guest room, nursery or home office. A modern family bathroom serves the second bedroom and guests, completing the accommodation.

Lease: 981 Years Remaining  
Ground Rent: £0  
Service Charge: £1,730.18 a year



☎ 0115 841 1155

Radcliffe Road, Gamston, Nottingham, NG2 6NR





0115 841 1155

Radcliffe Road, Gamston, Nottingham, NG2 6NR




### *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                                   |  | 81  |           |
| (69-80) C                                   |  |   |           |
| (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.