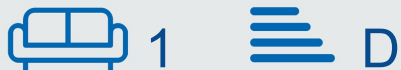



# Julian Road

West Bridgford  
Nottingham  
NG2 5AJ

Price Guide £140,000 -  
£145,000



 0115 841 1155



- No upward chain!
- Three-piece bathroom
- Juliet balcony and allocated parking space
- Viewing essential!
- Council Tax Band - B
- Two-bedroom ground floor apartment
- Open plan kitchen living
- Close to local amenities
- Service Charge £1,226 PA
- Tenure - Leasehold - 100 Years Remaining

## Julian Road, West Bridgford, Nottingham, NG2 5AJ

### Key Features

GUIDE PRICE £140,000 - £145,000. Situated in the sought-after Lady Bay area of West Bridgford, this well-presented ground floor apartment offers comfortable, low-maintenance living in a highly convenient location.

Situated in the sought-after Lady Bay area of West Bridgford, this well-presented ground floor apartment offers comfortable, low-maintenance living in a highly convenient location.

Inside, a welcoming hallway leads to a bright and spacious open-plan lounge kitchen diner, ideal for both relaxing and entertaining. The kitchen is fitted with an integrated oven and cooker, with space provided for additional white goods, while double doors open to a charming Juliet balcony, allowing natural light to flood the room.

There are two well-proportioned bedrooms, offering flexibility for guests, home working or additional storage, alongside a modern bathroom. The layout is practical and thoughtfully designed, making excellent use of the available space.

Externally, the property benefits from allocated parking and is perfectly positioned close to a range of local amenities. The Watersports Centre, The Hook, riverside walks and excellent transport links are all within easy reach, making this an attractive lifestyle choice.

An ideal opportunity for first-time buyers or downsizers seeking a well-located home in one of West Bridgford's most desirable areas.

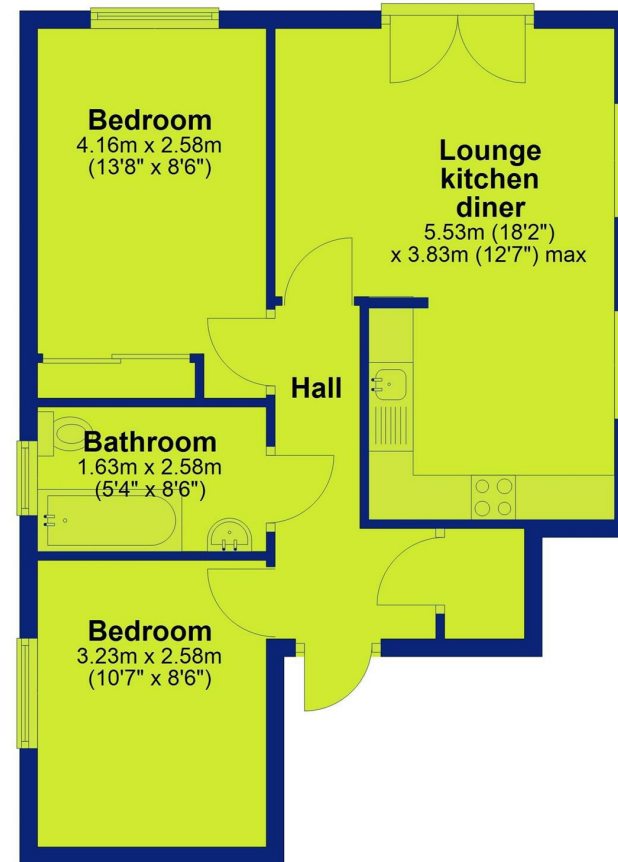


Julian Road, West Bridgford, Nottingham, NG2 5AJ



### Ground Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 49.4 sq. metres (532.1 sq. feet)



0115 841 1155

Julian Road, West Bridgford, Nottingham, NG2 5AJ




### 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			
(55-68) D		67	71
(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.