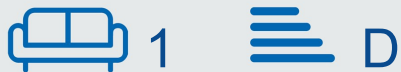



The Waterside Apartments

West Bridgford
NG2 5PL

Price Guide £375,000



 0115 841 1155



- Eighth floor apartment
- Riverside location
- Two bedrooms
- Two bathrooms
- Lift and concierge
- Service charge - £4,258
- Stunning views
- Two bedrooms
- No onward chain
- Tenure - leasehold, 243 years
- Council tax - Band E

☎ 0115 841 1155

Pavilion Road, West Bridgford, NG2 5PL

Key Features

Positioned on the eighth floor, this beautifully presented two bedroom apartment enjoys spectacular views overlooking the River Trent towards Nottingham and offers contemporary riverside living in a highly sought after development.

The accommodation is arranged around a generous open plan living, dining and kitchen space, which is light filled and well proportioned, making it ideal for both entertaining and daily living while enjoying the far reaching river and city views. The kitchen is neatly laid out with ample workspace and storage, flowing seamlessly into the main living area.

There are two well sized double bedrooms, with the principal bedroom benefiting from a modern en suite shower room. A separate, well appointed bathroom serves the second bedroom and guests, while storage is thoughtfully incorporated throughout the apartment.

Residents benefit from lift access, a concierge service, a secure allocated parking space and use of a large communal roof terrace, providing fantastic outdoor space.

The location offers the perfect balance with West Bridgford within easy walking distance, offering a wide selection of cafés, bars, restaurants, shops and popular green spaces. Nottingham city centre is also easily accessible, making this an ideal home for professionals, commuters and those who enjoy city living. With riverside walks close by, the area combines a relaxed waterside setting with the practicality of urban connections.

Offered to the market with no onward chain, this superb apartment represents an excellent opportunity for owner occupiers or investors seeking a premium riverside location.



Pavilion Road, West Bridgford, NG2 5PL



Eighth Floor Approx. 90.6 sq. metres (974.8 sq. feet)

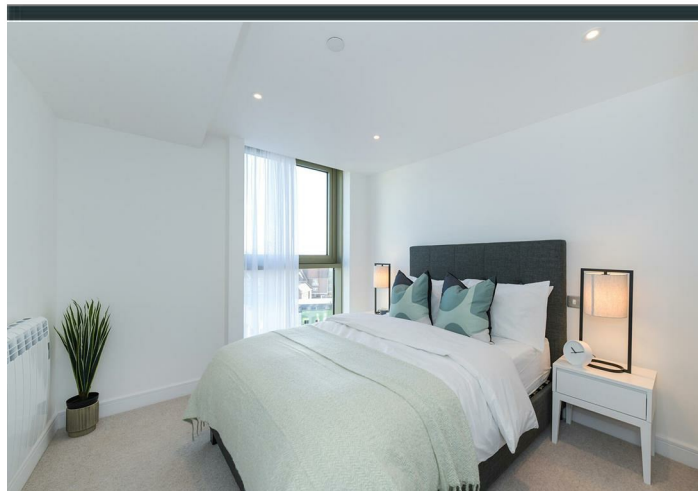


Total area: approx. 90.6 sq. metres (974.8 sq. feet)



0115 841 1155

Pavilion Road, West Bridgford, NG2 5PL




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		68	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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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.