



19a Fox Road, West Bridgford, NG2 6AJ

£260,000

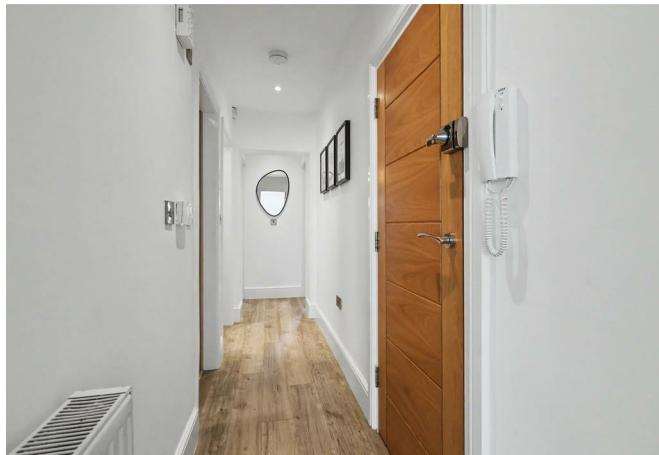




19a Fox Road West Bridgford, NG2 6AJ

- Ground floor apartment
- Enclosed decking and garden
- Modern shower room
- Two double bedrooms
- Utility room
- Open plan living kitchen

GREAT FIRST TIME BUY!! An impressive modernised ground floor apartment in a very sought after location. The property is literally across the road from the world-famous Trent Bridge and on the doorstep of a selection of local shops, bars and restaurants. West Bridgford's highly regarded shopping area is also just a few minutes walk away. The property has a well maintained communal hall, entrance hall, a light and airy living kitchen with integrated appliances, a handy separate utility room, shower room and two double bedrooms, both of which have double doors leading out to full width decking and private enclosed artificial lawn. There is also an allocated parking space to the front, gas central heating and UPVC double glazing. For sale with **NO UPWARD CHAIN!!**



£260,000



Entrance Hall

With an entrance door from the communal hallway, wood laminate flooring, LED downlights, security alarm control panel, radiator and doors to all rooms.

Living Kitchen

The kitchen area has a range of wooden base units with quartz effect worktops, contrasting Franke composite sink unit and drainer concealed worksurface downlighting and ceiling LED downlights. Integrated electric oven and four-ring induction hob with brushed steel extractor canopy, integrated dishwasher and fridge freezer. The living/dining area has a radiator, TV aerial point, telephone points and UPVC double-glazed side and front windows.

Utility Room

Wall units with a mains combination gas boiler, quartz effect worktop with plumbing for washing machine, wood effect floor covering and radiator.

Bedroom 1

With feature wall panelling and wall lights over the bed area, radiator and UPVC double-glazed doors to the rear.

Bedroom 2

With feature wall panelling and wall lights over the bed area, radiator and UPVC double-glazed doors to the rear.

Shower Room

With fully tiled walls and floor, the suite consists of a large shower enclosure with a chrome mains shower and a second mixer. Dual flush toilet, wash basin with vanity base cupboards, chrome ladder towel rail, extractor fan and UPVC double glazed side window.

Outside

To the front, there is an allocated parking space for one car. To the rear is full-width balustrade enclosed decking, with step leading down to an artificial lawn with a mixture of brick wall and fencing panelled perimeter and side gated access to a residents' shared pedestrian path.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: 29/04/2012

GROUND RENT: £ - to be reviewed on:

SERVICE CHARGE: £ - to be reviewed on:

COUNCIL TAX: Rushcliffe - Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

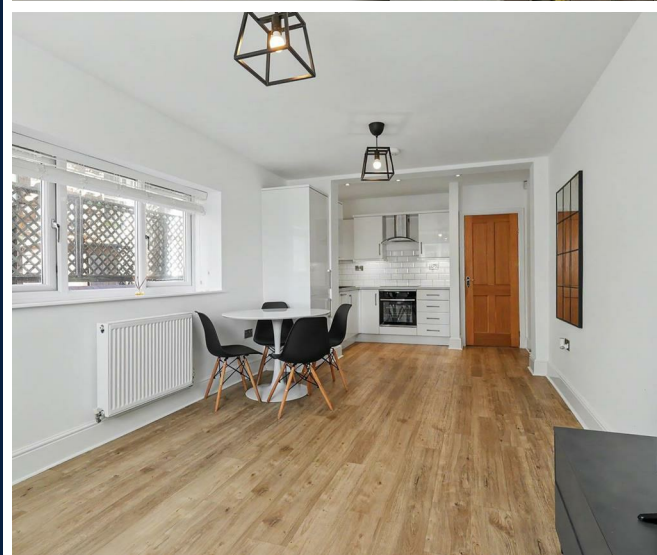
ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: utility room

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:







MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access



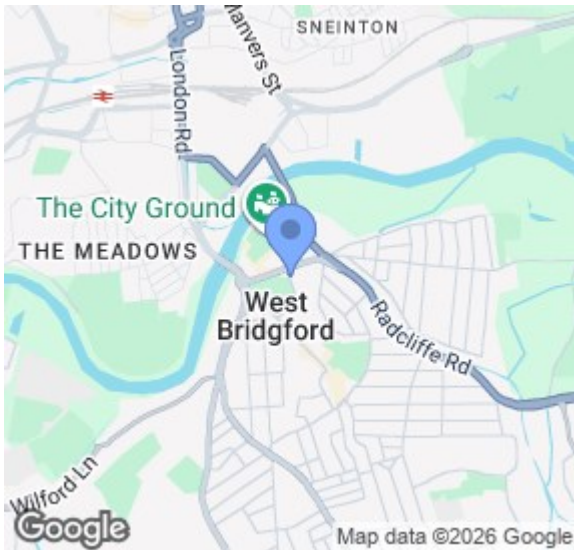




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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