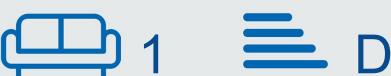


# Loughborough Road

West Bridford  
Nottingham  
NG2 7JS

Guide Price £170,000



0115 841 1155



- No upward chain!
- Contemporary three-piece bathroom
- Ideal for first time buyers, downsizers or investors
- Close to local amenities
- Council Tax Band - A
- Two-bedroom duplex apartment
- Open plan living kitchen
- Sought-after West Bridford location
- Viewing essential!
- Tenure - Share of Freehold - 997 Years Remaining

## Loughborough Road, West Bridgford, Nottingham, NG2 7JS

### Key Features

GUIDE PRICE £170,000 - £180,000. Stylish Two-Bedroom Duplex in Prime West Bridgford – No Upward Chain!

Step into this beautifully presented two-bedroom duplex apartment, perfectly positioned in the highly sought-after area of West Bridgford, just a stone's throw from a wealth of local amenities.

As you enter the property, you're welcomed by a hallway featuring stairs to the upper level and access to a stunning open-plan living kitchen. The kitchen has contemporary wall and base units, integrated appliances, and LVT flooring. The space flows effortlessly into the bright and airy living area, complete with carpeting, a generous bay window that floods the room with natural light, and an additional side window to enhance the ambiance.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms and a modern three-piece bathroom suite, all beautifully finished. The bathroom features a Velux roof window, adding a touch of natural illumination.

This property offers both style and convenience-ideal for first-time buyers, downsizers, or investors alike.

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.

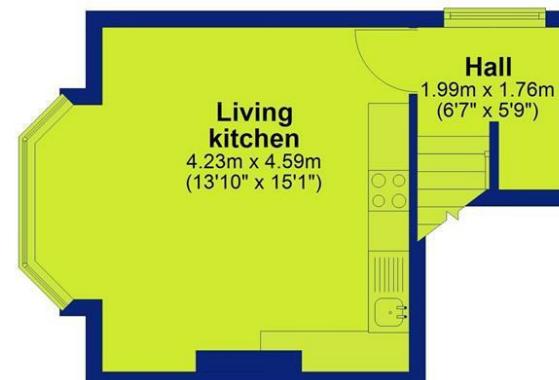


## Loughborough Road, West Bridgford, Nottingham, NG2 7JS



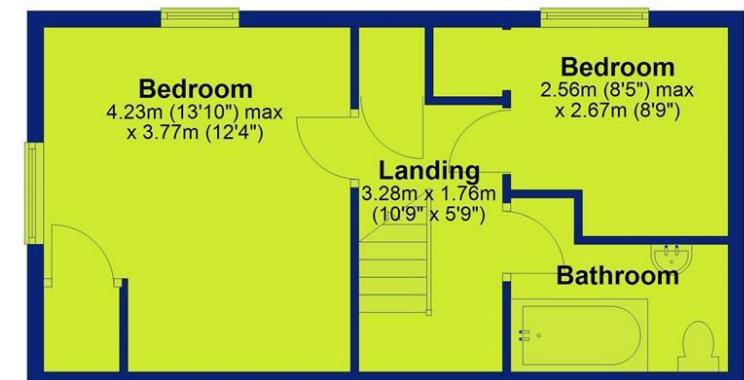
### Ground Floor

Approx. 20.8 sq. metres (223.4 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 56.2 sq. metres (605.5 sq. feet)



0115 841 1155

Loughborough Road, West Bridgford, Nottingham, NG2 7JS



*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		78
(69-80) C		
(55-68) D		61
(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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