


Fleeman Grove,  
Fleeman Court  
West Bridgford  
Nottingham  
NG2 5BH

Guide Price £250,000



- No upward chain!
- Two en-suite bathrooms
- Modern throughout
- Sought-after Lady Bay location
- Council Tax Band - B
- Two-bedroom ground floor apartment
- Open plan kitchen/ living/ diner
- Garden and patio space
- Viewing essential!
- Tenure - Leasehold - 987 Years Remaining

 0115 841 1155

## Fleeman Grove, West Bridgford, Nottingham, NG2 5BH

### Key Features

GUIDE PRICE £250,000 - £275,000. No upward chain, ready to move straight in! This well-presented two-bedroom ground-floor apartment is offered to the market with no upward chain and sits in the highly sought-after Lady Bay area of West Bridgford.

Positioned close to local amenities, independent cafés, The Hook, and Holme Pierrepont Sports Centre, it offers an ideal blend of convenience and green surroundings.

The apartment features two double bedrooms, each with its own en-suite bathroom, creating a comfortable and private layout. The open-plan kitchen, dining and living space is fitted with modern wall and base units and provides a bright, sociable area for everyday living. To the rear, a private garden with a patio offers a peaceful outdoor space to relax or entertain.

This is a great opportunity for first-time buyers, downsizers or investors looking for a low-maintenance home in a vibrant and well-connected neighbourhood.

Lease length: 987 Years remaining  
Service Charge: £960 PA  
Ground Rent: £100 PA





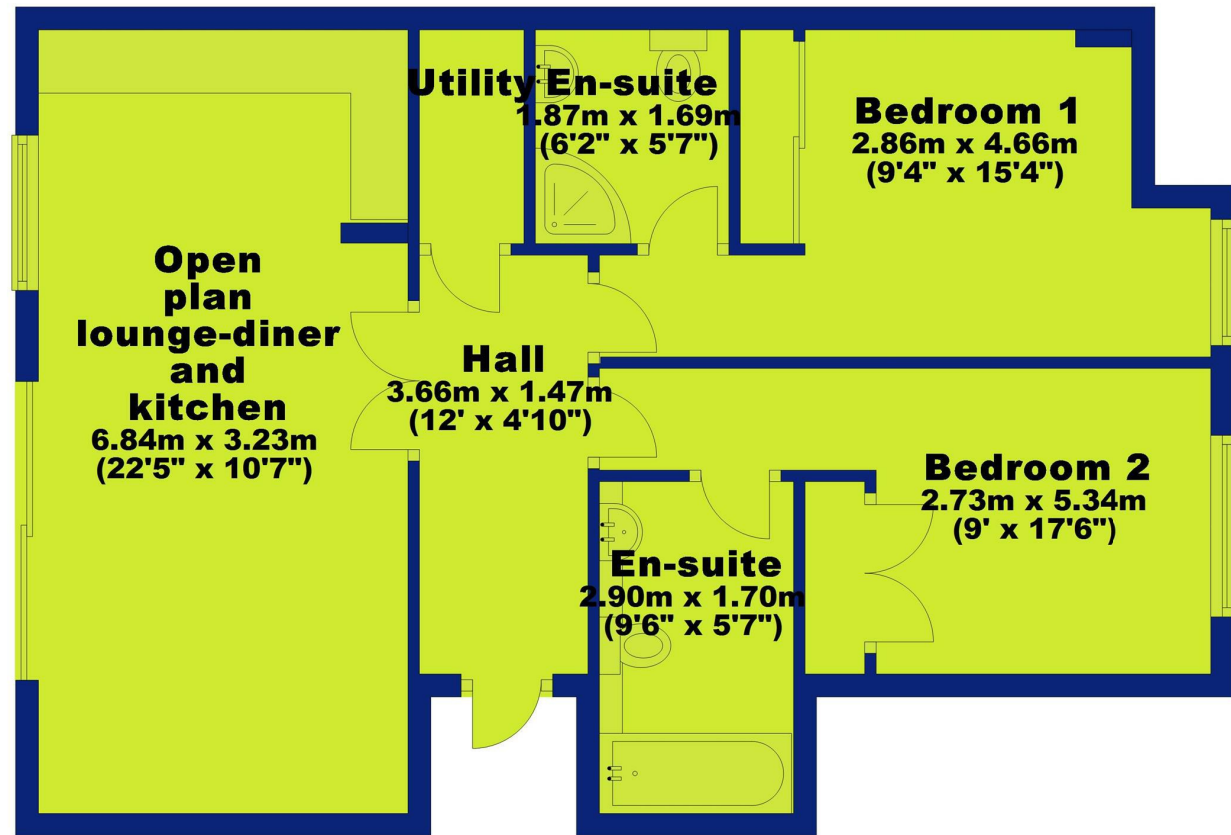
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## Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)

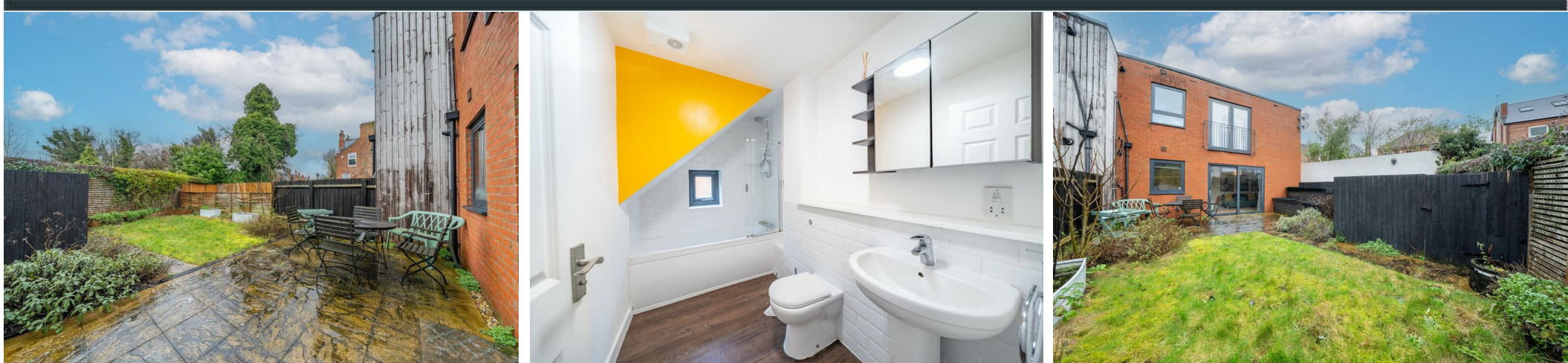


**Total area: approx. 53.1 sq. metres (571.4 sq. feet)**



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### *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) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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