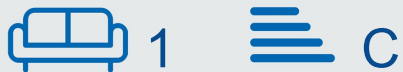


# Radcliffe Road

West Bridgford  
Nottingham  
NG2 5FW

Guide Price £160,000



- First floor apartment
- Open plan kitchen
- Juliette balcony
- Tenure - Leasehold, 118 years
- Ground rent - £175
- Two bedrooms
- Double glazing
- Car parking
- Service charge - £1,943.28
- Council tax - Band B

 0115 841 1155



0115 841 1155

## Radcliffe Road, West Bridgford, Nottingham, NG2 5FW

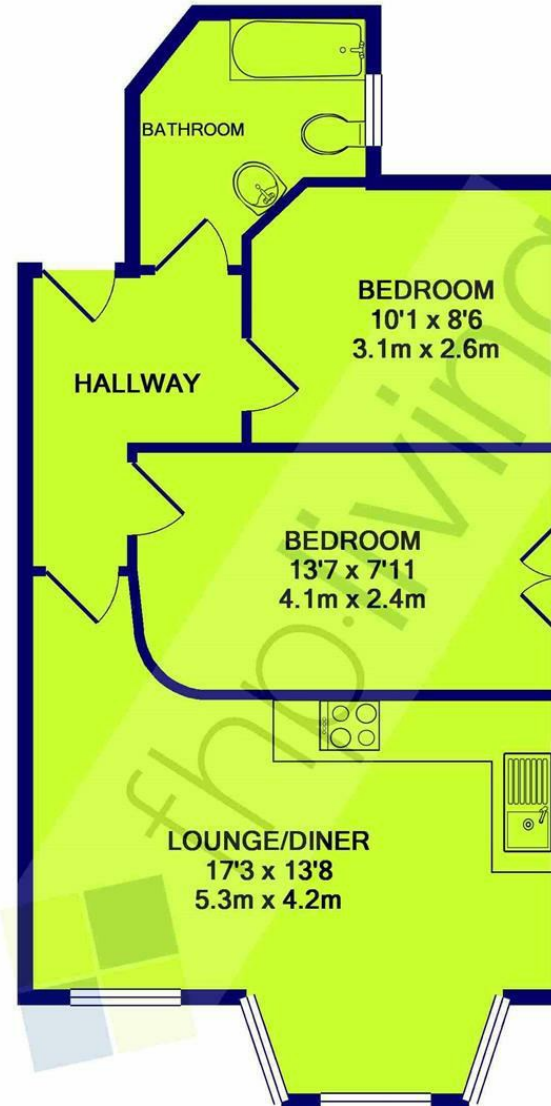
### Key Features

\*\*\*Guide Price £160,000-£165,000\*\*\*

FHP Living are pleased to present this delightful two-bedroom first-floor apartment, set within a characterful converted period building. Ideally situated for easy access to West Bridgford's vibrant centre, as well as nearby football and cricket grounds, and just a short commute to Nottingham City Centre.



## Radcliffe Road, West Bridgford, Nottingham, NG2 5FW





0115 841 1155

Radcliffe Road, West Bridgford, Nottingham, NG2 5FW




### 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		77	77
(55-68) D			
(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.