



Pavilion Road,  
West Bridgford, Nottingham  
NG2 5PL

**£775,000 Leasehold**



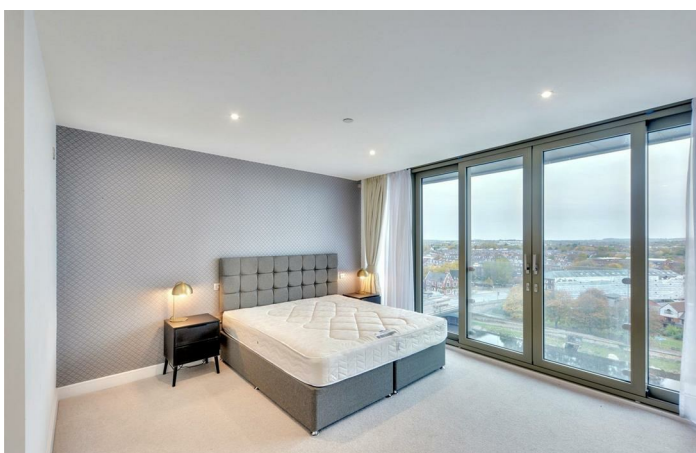
This stylish penthouse apartment on Pavilion Road offers a unique blend of luxury and comfort. With three spacious bedrooms, an additional large dressing room, this property is perfect for professionals, purchasers looking to downsize, or anyone seeking contemporary urban living.

As you enter the penthouse, you are greeted by an abundance of natural light that floods the open-plan living area, creating a warm and inviting atmosphere. The natural design is complemented by high-quality finishes, ensuring a modern yet timeless aesthetic throughout.

Each of the three bedrooms are generously sized. The master suite boasts an en-suite bathroom, and the second bedroom a large dressing room, adding an extra touch of convenience and privacy. The additional bedroom is versatile, ideal for guests, children, or even a home office.

One of the standout features of this penthouse is the stunning views it offers, allowing you to enjoy the beauty of West Bridgford from the comfort of your own home. The property also benefits from excellent local amenities, including shops, restaurants, and parks, all within easy reach.

This penthouse apartment on Pavilion Road is not just a home; it is a lifestyle choice, offering a perfect balance of elegance and practicality in one of Nottinghamshire's most sought-after areas. This property is a rare find that promises to impress.



### Entrance Hall

Door through to the tiled entrance hall with wall mounted electric radiator.

### Open Plan Living Space

#### Lounge and Dining Area

Bright and airy reception room, with tiled flooring, two wall mounted electric radiators and sliding doors out to the roof terrace.

### Kitchen Area

A range of wall and base units with work surfacing over, sink with mixer tap, inset electric hob with extractor fan above and integrated electric double oven, microwave, fridge, freezer, and dishwasher.

### Utility Room

Space for freestanding washing machine and water tank.

### W/C

Low flush WC and wash hand basin, fully tiled walls and wall mounted towel rail.

### Bedroom One

A carpeted double bedroom, with wall mounted electric radiators and UPVC double glazed sliding doors out to a Juliet balcony.

### En-suite

A four piece suite comprising a low flush WC, double wall mounted sinks, freestanding bath and walk in mains powered shower, fully tiled walls, heated towel rail and UPVC double glazed floor to ceiling window to the rear aspect.

### Bedroom Two

A carpeted double bedroom, with wall mounted electric heater and UPVC double glazed floor to ceiling window to front aspect. Access to a large dressing room.

### Dressing Room

A versatile room, currently set up as a dressing room with carpeted flooring and fitted wardrobes and draw units.

### Bedroom Three

A carpeted double bedroom, with wall mounted electric

heater and UPVC double glazed floor to ceiling window to the front aspect.

### Bathroom

A three piece suite comprising a low flush WC, wall mounted sinks, and walk in mains powered shower and fully tiled walls.

### Outside

Large wrap around roof top terrace.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Electric

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: Pets are allowed only if we the landlord or the management company provide written approval for it. Short term rentals such as holiday lets e.g. Airbnb's are not allowed under the lease.

Rights and Easements: None

Planning Permissions/Building Regulations: None

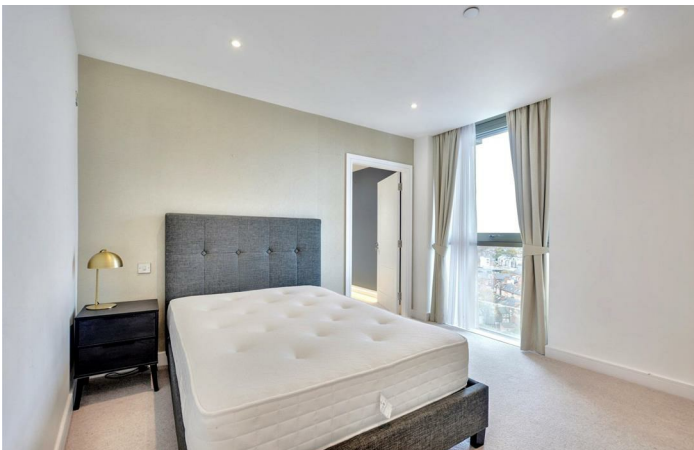
Accessibility/Adaptions: Lift Access

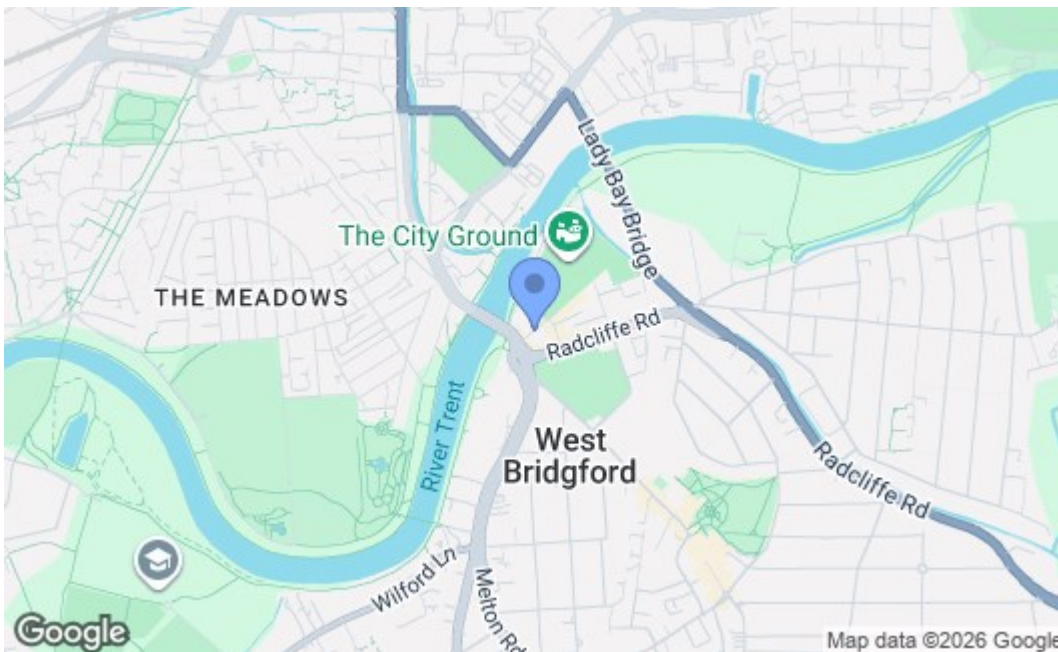
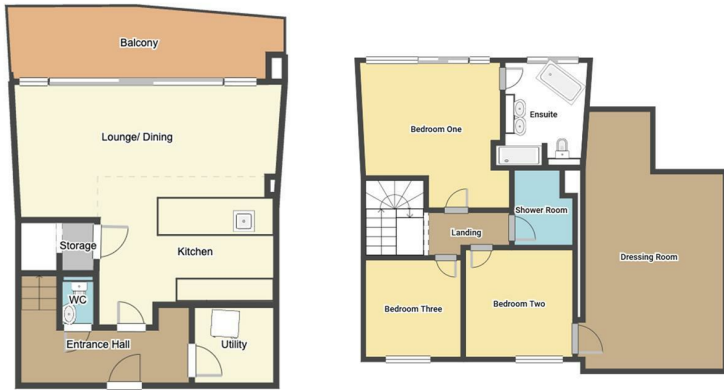
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	55
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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