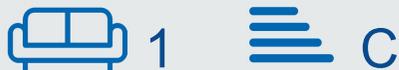


# Wenlock Drive

West Bridgford  
Nottingham  
NG2 6UB

Guide Price £175,000



- No upward chain!
- Family bathroom
- Sought-after West Bridgford location
- Perfect for investors, first-time buyers or downsizers
- Council Tax Band - C
- Two bedroom ground floor apartment
- Allocated parking
- Close to local amenities
- Service Charge: £989.42 PA & Ground Rent: £99 PA
- Tenure - Leasehold - 127 Years Remaining

 0115 841 1155



0115 841 1155

## Wenlock Drive, West Bridgford, Nottingham, NG2 6UB

### Key Features

Located in the sought-after area of West Bridgford, this two-bedroom ground floor apartment on Wenlock Drive presents an excellent opportunity for first-time buyers, investors, or those looking to downsize, also benefitting from a no upward chain.

Stepping through the porch and into the hallway, the home immediately feels welcoming, with each room thoughtfully arranged to create a natural flow throughout. The spacious lounge and dining area forms the central hub of the property with dual aspect bay windows, providing an open, versatile space ideal for relaxing or entertaining. The kitchen sits just off the hall and offers a well-planned, functional layout with wall and base units, integrated oven and hob and space for white goods.

There are two well-proportioned bedrooms and a three-piece bathroom.

Outside, the property benefits from an allocated parking space, an invaluable convenience in such a popular and vibrant area. West Bridgford's renowned cafés, restaurants, independent shops, and beautiful green spaces are all within easy reach, along with excellent transport links into Nottingham city centre.

Lease Length: 127 Years Remaining

Service Charge: £989.42 PA

Ground Rent: £99 PA



## Wenlock Drive, West Bridgford, Nottingham, NG2 6UB



### Ground Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



Total area: approx. 55.0 sq. metres (591.8 sq. feet)



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## Wenlock Drive, West Bridgford, Nottingham, NG2 6UB



### *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		73	76
(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 	

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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.