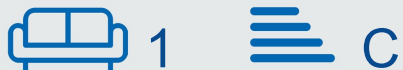


# Pavilion Road

West Bridgford  
Nottingham  
NG2 5PJ

Guide Price £240,000



 0115 841 1155



- Sixth floor apartment
- Open plan living
- Great views
- Council tax - Band C
- Service charge - £2,280
- One bedroom
- Allocated car parking space
- Concierge & lift
- Tenure - Leasehold - 244 years remaining
- Ground rent - £250



0115 841 1155

## Pavilion Road, West Bridgford, Nottingham, NG2 5PJ

### Key Features

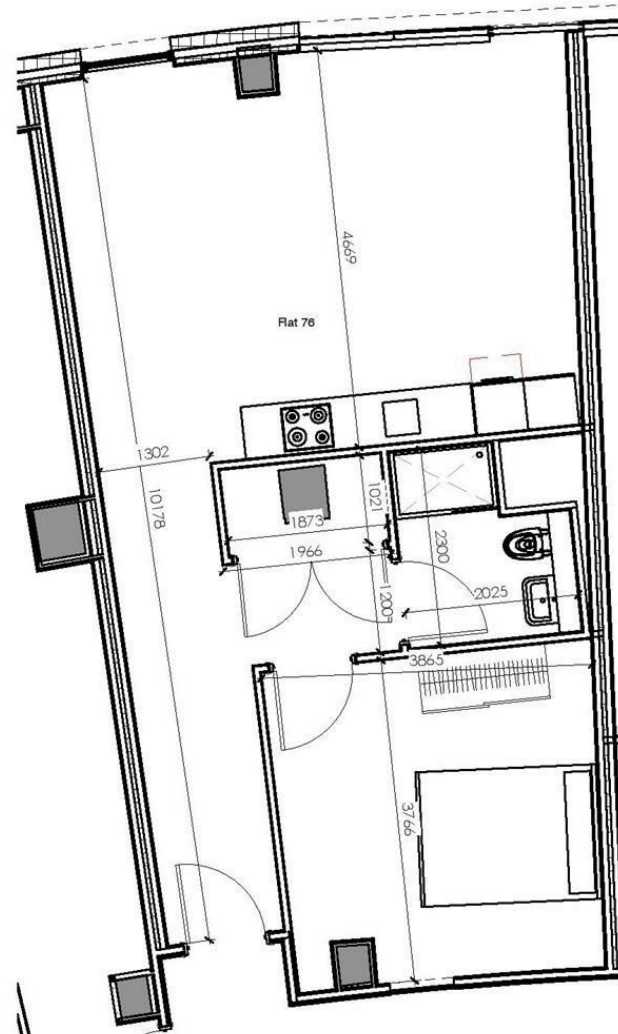
This beautifully presented one-bedroom apartment on the sixth floor boasts breath taking views of the River Trent and Trent Bridge. With direct access to the riverside footpath, it's perfect for scenic walks and outdoor activities. Ideally located just a short distance from West Bridgford's local amenities, the property also offers excellent transport links to the City Centre.





0115 841 1155

## Pavilion Road, West Bridgford, Nottingham, NG2 5PJ





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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>		
(69-80) <b>C</b>	73	73
(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	

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.