



**Yale House Wilford Lane, West Bridgford Nottingham NG2  
7RH**

welcome to

## **Yale House Wilford Lane, West Bridgford Nottingham**

William H Brown are delightful to present this beautiful 2-bedroom 4th floor flat located in a fantastic location. Benefiting from a balcony and communal parking. CALL US TODAY TO BOOK A VIEWING!



## **Entrance Hall**

A welcoming entrance hall with wooden parquet flooring and three useful storage cupboards.

## **Lounge**

10' 1" x 18' 8" ( 3.07m x 5.69m )

A bright and spacious lounge with wall to wall double glazed window. Access to the balcony and a river view.

## **Kitchen**

5' 8" max x 11' max ( 1.73m max x 3.35m max )

Fitting with matching base and eye level units. A gas hob, electric oven and extractor fan. A double glazed windows overlooking the balcony.

## **Bedroom 1**

8' 11" max x 14' 3" max ( 2.72m max x 4.34m max )

A large double bedroom with carpet, fitted wardrobe and access out to the balcony.

## **Bedroom 2**

13' max x 8' 10" ( 3.96m max x 2.69m )

A double bedroom with lots of natural light. Fitted with built in wardrobes and a wall to wall double glazed window.

## **Bathroom**

10' 4" max x 4' max ( 3.15m max x 1.22m max )

Comprising of a shower cubicle, a WC, a washbasin and a heated towel rail.

## **Outside**

Externally the property offers communal parking for the residents, an on site shop. Each flat has access to the river front.



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## **Yale House Wilford Lane, West Bridgford Nottingham**

- 2 BEDROOM 4TH FLOOR FLAT
- RIVER VIEWS
- GREAT LOCATION
- SPACIOUS ACCOMMODATION
- EXTENDED LEASE

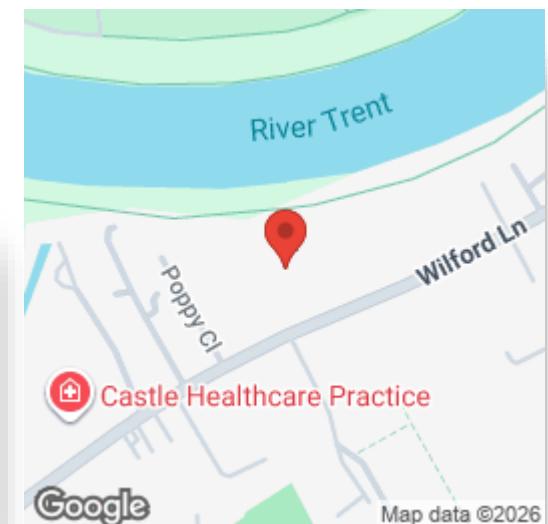
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1547.29

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1975.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of **£110,000**



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Property Ref:  
WBF103123 - 0009

  
**william h brown** Incorporating  
**Porter Glenny**



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