



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

welcome to

Yale House Wilford Lane, West Bridgford Nottingham

William H Brown are delighted 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.



view this property online williamhbrown.co.uk/Property/WBF103123



welcome to

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**



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103123



Property Ref:
WBF103123 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk