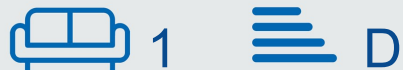



# The Waterside Apartments

West Bridgford  
NG2 5PL

Price Guide £365,000



 0115 841 1155



- Eighth floor apartment
- Riverside location
- Two bedrooms
- Two bathrooms
- Lift and concierge
- Service charge - £4,258
- Stunning views
- Two bedrooms
- No onward chain
- Tenure - leasehold, 243 years
- Council tax - Band E

☎ 0115 841 1155

## Pavilion Road, West Bridgford, NG2 5PL

### Key Features

Positioned on the eighth floor, this beautifully presented two bedroom apartment enjoys spectacular views overlooking the River Trent towards Nottingham and offers contemporary riverside living in a highly sought after development.

The accommodation is arranged around a generous open plan living, dining and kitchen space, which is light filled and well proportioned, making it ideal for both entertaining and daily living while enjoying the far reaching river and city views. The kitchen is neatly laid out with ample workspace and storage, flowing seamlessly into the main living area.

There are two well sized double bedrooms, with the principal bedroom benefiting from a modern en suite shower room. A separate, well appointed bathroom serves the second bedroom and guests, while storage is thoughtfully incorporated throughout the apartment.

Residents benefit from lift access, a concierge service, a secure allocated parking space and use of a large communal roof terrace, providing fantastic outdoor space.

The location offers the perfect balance with West Bridgford within easy walking distance, offering a wide selection of cafés, bars, restaurants, shops and popular green spaces. Nottingham city centre is also easily accessible, making this an ideal home for professionals, commuters and those who enjoy city living. With riverside walks close by, the area combines a relaxed waterside setting with the practicality of urban connections.

Offered to the market with no onward chain, this superb apartment represents an excellent opportunity for owner occupiers or investors seeking a premium riverside location.



## Pavilion Road, West Bridgford, NG2 5PL



### **Eighth Floor** Approx. 90.6 sq. metres (974.8 sq. feet)

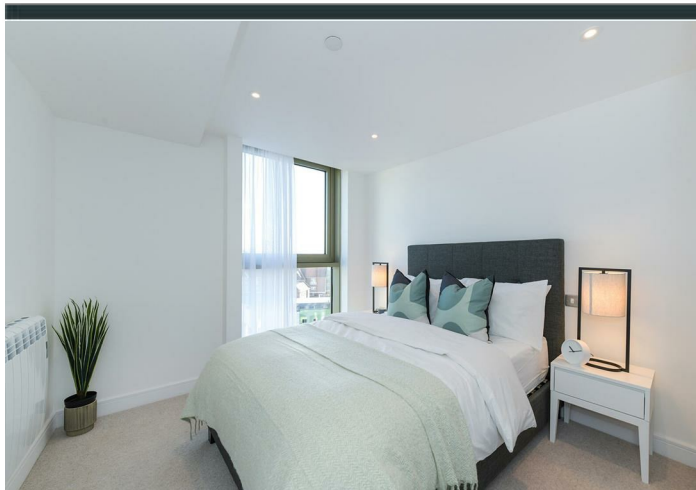


Total area: approx. 90.6 sq. metres (974.8 sq. feet)



0115 841 1155

Pavilion Road, West Bridgford, NG2 5PL




### 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			
(55-68) D		68	68
(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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