


Melton Heights
Ludlow Hill Road
West Bridgford
Nottingham
NG2 6HF

Guide Price £165,000



- A two-bedroom first floor stylish apartment
- Open plan kitchen living
- Sought-after West Bridgford location
- Viewing essential!
- Service Charge: £1,350 PA & Ground Rent: £400 PA
- Three-piece bathroom
- Allocated parking space
- Close to local amenities
- Council Tax Band - B
- Tenure - Leasehold - 115 Years Remaining

 0115 841 1155

Ludlow Hill Road, West Bridgford, Nottingham, NG2 6HF

Key Features

A beautifully presented two-bedroom first-floor apartment situated in the highly sought-after area of West Bridgford, Nottingham. Ideally positioned just a short stroll from the vibrant Melton Road shopping parade and Central Avenue, the property enjoys easy access to an excellent selection of cafés, restaurants, shops, and local amenities.

Accessed via a communal entrance with stairs leading to the first floor, the apartment welcomes you into a spacious hallway that provides access to all rooms.

The heart of the home is the bright and contemporary open-plan kitchen and living area. The kitchen is fitted with a range of stylish wall and base units, complemented by integrated appliances, while the living space benefits from two large windows that flood the room with natural light. A feature panelled wall, thoughtfully added by the current owner, creates a warm and modern focal point.

There are two well-proportioned bedrooms, with the second bedroom offering excellent flexibility as a guest room, home office, or dressing room to suit a variety of lifestyles.

Completing the accommodation is a modern three-piece bathroom, finished to a high standard with contemporary fittings.

Offering a fantastic combination of location, style, and practicality, this apartment is an ideal opportunity for first-time buyers, professionals, or investors seeking a stylish apartment.

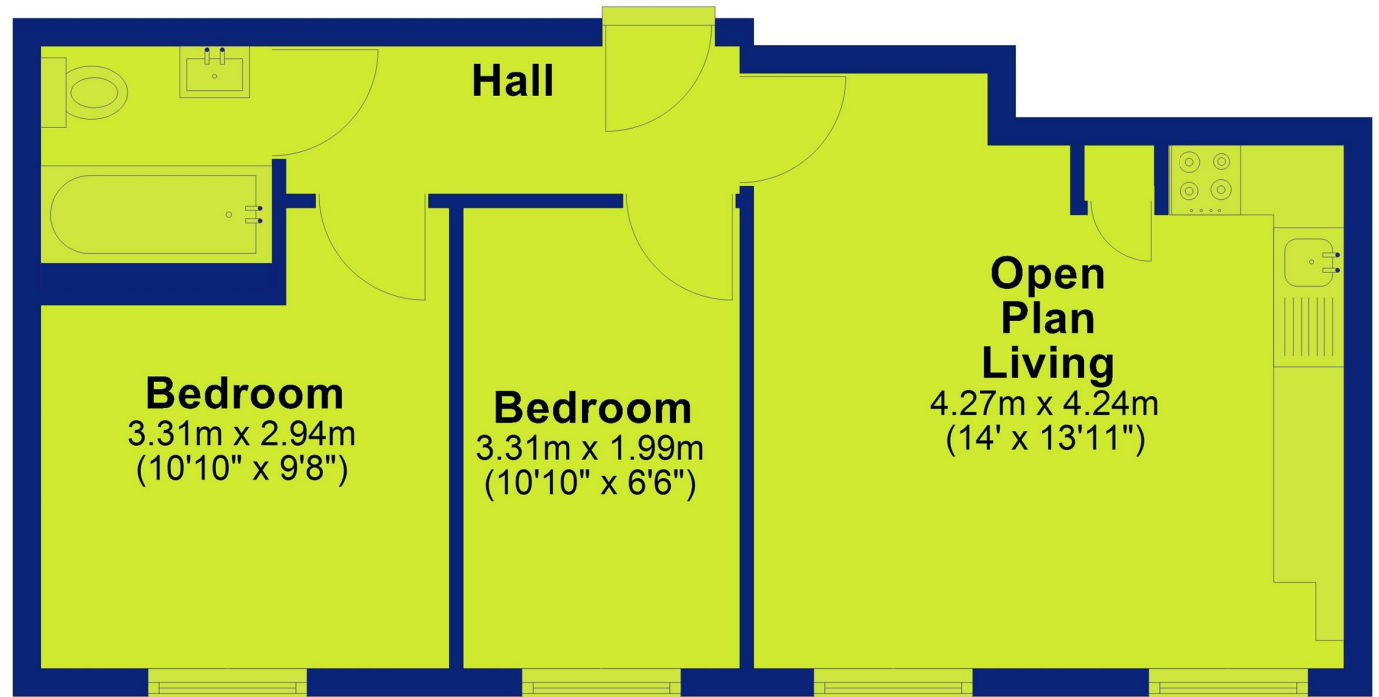


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First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)

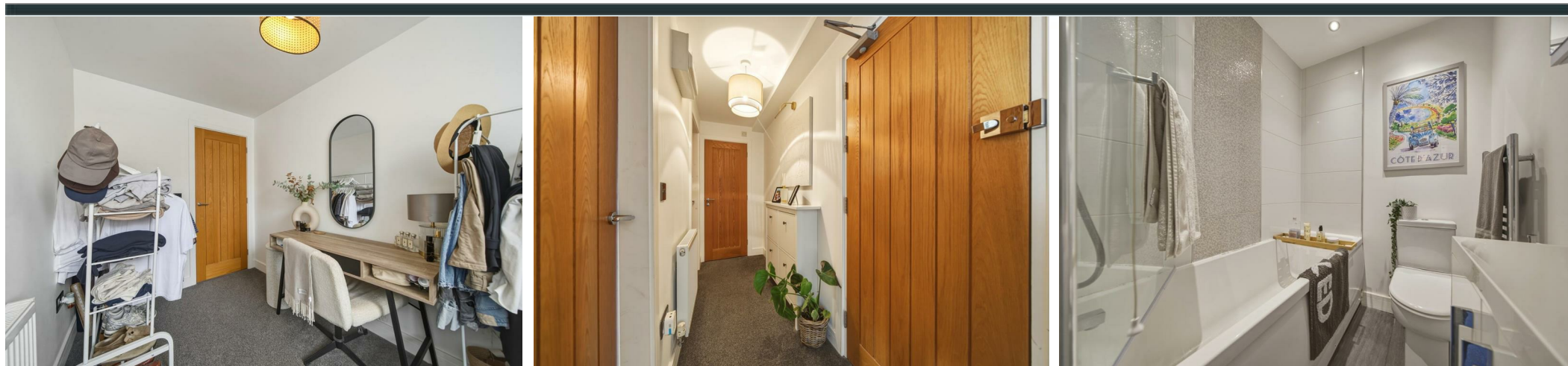


Total area: approx. 39.2 sq. metres (422.0 sq. feet)



0115 841 1155

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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) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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