



Pierrepont Road  
West Bridgford, Nottingham NG2 5BP

**Offers Over £165,000 Leasehold**

A TWO DOUBLE BEDROOM FIRST FLOOR  
MAISONETTE STYLE APARTMENT.



OFFERED FOR SALE FOR THE FIRST TIME IN ALMOST 50 YEARS Robert Ellis are delighted to bring to the market with no upward chain this first floor two double bedroom marionette style apartment situated in the sought after and leafy suburb of Lady Bay.

With accommodation over two floors comprising entrance lobby with staircase rising to the first floor landing. This then provides access to a spacious lounge diner, breakfast kitchen, two double bedrooms and a three piece bathroom suite.

Other benefits of the property include gas fired central heating, double glazing, garage in a block and lawned garden space to the rear.

The property itself sits favourably within close proximity of the shops and services within an immediate area such as the Cooperative Superstore on Trent Boulevard. There is also easy access to lovely walks along Holme Pierrepont and access to a further array of shops and services within West Bridgford town centre. There is also easy access to good road transport links, bus services and sporting venues such as the Watersports Centre, Trent Bridge Cricket Ground, the County Ground and City Ground.

The property itself would make an ideal first time buy, downsize property or investment opportunity and we would highly recommend an internal viewing.

**AGENTS NOTE:**

Although leasehold with a term of 999 years from 1969, the four residents of the block have a quarter share in the freehold.

The ground rent payment is £20 per year.

There is no service charge.

We ask you to confirm all these details with your solicitor.



## ENTRANCE HALL

4'5" x 2'11" (1.37 x 0.90)

Feature front entrance door, staircase rising to the first floor, double glazed window to the side with fitted Roman blind, radiator, coving, loft access point via pull down ladder to an insulated and lit roof space, radiator and internal access doors to all rooms, kitchen and bathroom.

## LOUNGE

18'8" x 10'9" (5.70 x 3.30)

Double glazed window to the front with fitted Roman blind, radiator, feature Adams style fire surround incorporating coal effect fire, media points, coving and dado rail.

## BREAKFAST KITCHEN

12'9" x 11'9" (3.91 x 3.59)

Kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and double side-by-side drainer with tiled splashbacks, space for cooker, plumbing for washing machine, matching to the counter top breakfast bar with space for under-counter fridge and freezer (all potentially included with the sale if required), wall mounted gas fired central heating boiler, useful over the stairs fitted storage cupboard, radiator, coving, ceiling fan, two double glazed windows to the front one with fitted Roman blind.

## BEDROOM ONE

13'3" x 10'11" (4.05 x 3.34)

Double glazed window to the rear with fitted Roman blind, radiator and coving.

## BEDROOM TWO

11'10" x 8'11" (3.61 x 2.72)

Double glazed window to the rear with fitted Roman blind, radiator and coving.

## BATHROOM

8'7" x 6'3" (2.63 x 1.92)

Three piece suite comprising panelled bath with glass shower screen and electric shower over, wash hand basin and push flush WC, tiled and panelled walls, radiator, double glazed window to the side with fitted roller blind and airing cupboard housing hot water cylinder.

## OUTSIDE TO THE FRONT

To the front of the property we have a pedestrian entrance gate and pathway providing access to the front entrance door, shared pathway leading out to the rear.

## OUTSIDE TO THE REAR GARDEN

Included with the sale is the lawned part of the rear garden, the pathway is shared providing access to the rear garage door and the flower borders are maintained by the ground floor apartment.

## GARAGE IN A BLOCK

Accessed via the driveway leading by All Hallows Parish Church, there is a single garage in a block (green garage door). The garage has an up and over door to the front, power, lighting and rear access door.

## GARAGE

17'8" x 8'2" (5.39 x 2.50)

Up and over door to the front, rear access door, power and lighting.

## DIRECTIONAL NOTE

Upon leaving West Bridgford proceed in the direction of Lady Bay entering via Main Road, continue to Trent Boulevard and proceed away from the Cooperative Superstore taking a left turn onto Pierrepont Road. The property can then be found on the right hand side identified by our For Sale board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplex 03/2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.