

HoldenCopley

PREPARE TO BE MOVED

Wilford Lane, West Bridgford, Nottinghamshire NG2 7RH

Guide Price £100,000 - £115,000

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CASH BUYERS ONLY

GUIDE PRICE £100,000 - £110,000

LOVELY RIVER VIEWS...

This third floor two bedroom flat benefits from having stunning views of the River Trent and the Wilford Suspension Bridge from all rooms and from the Balcony perfect for the Summer. Situated in the highly sought after location of West Bridgford which is host to a range of local amenities such as shops, eateries and excellent transport links with both bus and tram links a stones throw away. The accommodation comprises of a spacious lounge, a kitchen, two double bedrooms and a three piece bathroom suite. Outside the property benefits from having a secure intercom system.

MUST BE VIEWED





- Third Floor Flat
- Two Bedrooms
- Kitchen
- Spacious Lounge
- Three Piece Bathroom Suite
- Secure Parking
- Balcony With River Views
- Popular Location
- Cash Buyers Only - Leasehold
- Must Be Viewed





ACCOMMODATION

Entrance Hall

13'5" x 3'3" (4.1 x 1.0)

The entrance hall has original parquet flooring, an in-built cupboard, a wall mounted intercom system, recessed spotlights, an electric radiator and provides access into the accommodation

Living Room

18'4" x 10'2" (5.6 x 3.1)

The living room has carpeted flooring, a wall mounted electric radiator, a TV point, recessed spotlights, a UPVC double glazed window to the rear elevation and a UPVC door to access the balcony

Balcony

10'5" x 3'3" (3.2 x 1.0)

The balcony provides lovely views of the river Trent and the suspension bridge

Kitchen

10'9" x 5'2" (3.3 x 1.6)

The kitchen has tiled flooring, a range of fitted base and wall units with rolled edge countertops, a circular stainless steel sink with a drainer and mixer taps, an integrated oven with an induction hob and an extractor fan, partially tiled walls, a freestanding undercounter fridge and a UPVC double glazed window to the rear elevation

Bedroom One

12'1" x 8'10" (3.7 x 2.7)

The main bedroom has laminate flooring, an in-built cupboard, a wall mounted electric radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

14'5" x 8'10" (4.4 x 2.7)

The second bedroom has laminate flooring, a wall mounted electrical radiator and a UPVC double glazed window to the rear elevation

Bathroom

10'9" x 4'11" (3.3 x 1.5)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and glass shower screen, partially tiled walls and a UPVC double glazed window to the rear elevation

OUTSIDE

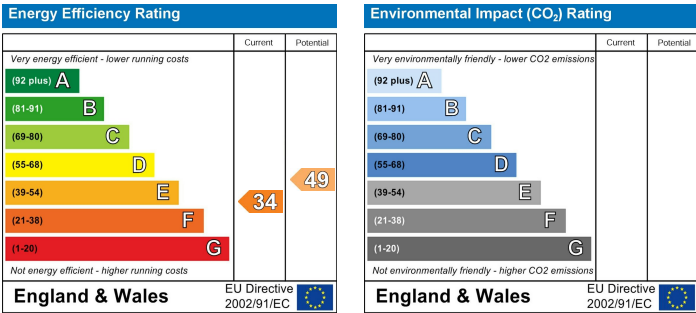
Outside of the property parking is available, underground secure parking is available at a small monthly extra cost and

there is private, secure access directly onto the river embankment.

DISCLAIMER

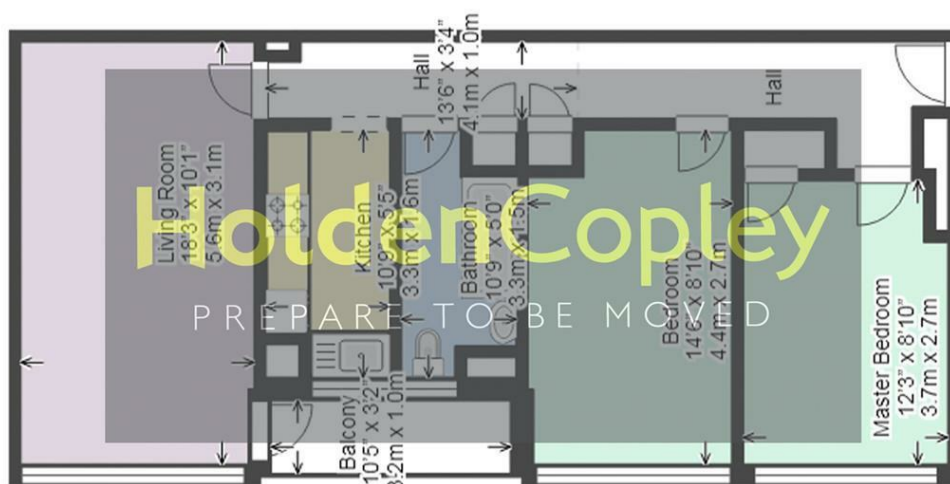
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



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Approx. Gross Internal Area of the Ground floor:

667.25 Sq Ft - 61.99 Sq M

Approx. Gross Internal Area of the Entire Property:

667.25 Sq Ft - 61.99 Sq M

All sizes and areas are approximate and for identification only. Not to scale.

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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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