Alexanders
MarketMakers.

Millicent Road
West Bridgford

- Stylish two bedroom first-floor apartment
- Beautifully modernised throughout
- Open-plan kitchen/living space
- Two generous double bedrooms
- Elegant modern bathroom
- Move-in ready accommodation
- Allocated off-road parking
- Prime West Bridgford location
- EPC Rating C / Council Tax Band B / Leasehold

Situated on the popular Millicent Road in the heart of West Bridgford, this beautifully presented two bedroom apartment has been fully modernised throughout, offering stylish, contemporary living in one of Nottingham's most desirable locations. Finished to a high standard, the property combines modern design with comfortable accommodation, making it an ideal choice for first-time buyers, professionals, downsizers and investors alike.

At the heart of the home is the stunning open-plan living space, thoughtfully designed to create a bright and sociable environment. It features a comfortable living area, a sleek modern fitted kitchen and a central island with breakfast bar seating, creating the perfect space for relaxing, dining and entertaining. The apartment also offers two well-proportioned bedrooms, including a generous main bedroom with a contemporary en suite shower room, while a separate modern shower room serves the second bedroom and guests alike. Having been fully modernised throughout, the property is ready to move straight into with no work required and further benefits from an allocated off-road parking space within the residents' car park to the side of the building.

Combining modern accommodation with a superb location, this impressive apartment presents a fantastic opportunity to enjoy everything West Bridgford has to offer, with excellent local amenities, superb transport links and a high standard of living right on the doorstep.

Alexanders

Alexanders

Alexanders

Alexanders

Location:
West Bridgford is well known for its vibrant atmosphere, excellent amenities and strong sense of community. Residents enjoy a fantastic selection of independent cafés, restaurants, bars and boutique shops, alongside larger supermarkets, leisure facilities and attractive parks. The area is also highly regarded for its excellent schools and abundance of green spaces, making it one of Nottinghamshire's most popular places to live.

For commuters, the location is particularly convenient. Millicent Road benefits from excellent transport links, with regular bus services providing easy access to Nottingham city centre. Nearby road networks, including the A52, A60 and A606, also offer straightforward connections to the M1 and surrounding towns. Nottingham Railway Station is within easy reach, providing direct services to London, Birmingham and other major cities, making the property an excellent choice for those who travel for work.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold Leasehold. Service charge - £2418.88pa and Ground rent - £1200pa

Local Authority:
Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG. Council Tax Band B.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an electric central heating system.

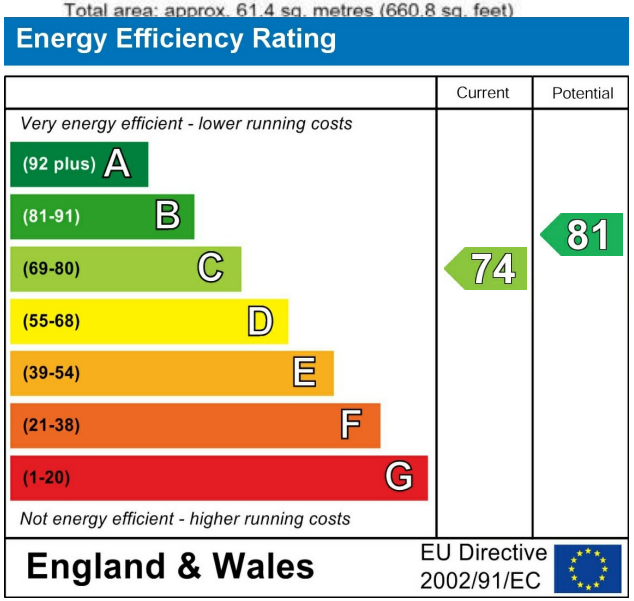
Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Total area: approx. 61.4 sq. metres (660.8 sq. feet)