



Apartment 89 Pavilion Road  
West Bridgford | NG2 5PJ | £395,000

ROYSTON  
& LUND



- Luxury 8th Floor Apartment
- Immaculately Presented
- Two Double Bedrooms
- River Views
- EPC Rating - D
- Spacious and Open Plan
- Family Bathroom and Ensuite
- Integrated Kitchen Appliances
- On the Doorstep Of Numerous Amenities
- Council Tax Band - E





This STYLISH TWO Bedroom 8th floor apartment with unrivaled views over the River Trent and set in the highly sought after Waterside Apartments. Nestled in central West Bridgford where there are amenities on your doorstep from bars, restaurants, local shops and independent cafes, from excellent transport links into the city centre and walking distance to Nottingham train station.

Upon entry the hallway leads you to the open-plan kitchen, dining and living space providing an open plan luxury feel. The integrated kitchen appliances add a touch of convenience, making meal preparation a delight. Natural light floods the apartment, enhancing the inviting ambiance and showcasing the stunning views that this location has to offer.

In addition to the ensuite, the apartment features a family bathroom, ensuring ample facilities for residents and guests alike. The overall design and layout of the property reflect a modern lifestyle, making it a perfect choice for those who appreciate both aesthetics and functionality.

With its prime location in West Bridgford, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and parks, all within a short distance. This apartment is not just a place to live; it is a lifestyle choice that combines elegance with practicality. Do not miss the opportunity to make this exceptional property your new home.

Length of Lease - 250 years  
Years Remaining - 246 years  
Ground Rent - 250 P/A  
Service Charge - £4,094.83 P/A

Leasehold charges are subject to change dependant on the management company.







Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>68</b> | <b>68</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales** 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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