34 Hilton Grange Hilton Crescent

West Bridgford | NG2 6UG | Asking Price £199,950

ROYSTON & LUND

- First Floor Two Bed Apartment
- Communal Lounge, Laundry Facilities, Gym & Computer Room
- NCT Bus Stop Nearby & Community Bus For Health Centre
- No Upward Chain
- EPC Rating B
- Popular Over 55's Development
- Shopping Precinct Over The Road
- South Facing Balcony Off Living Room
- Leasehold - 999 years from 1 January 2006
- Council Tax Band C

A well presented light and airy first floor flat with no upward chain. Buying in the popular Hilton Grange development provides so much more than the flat itself. It is ideally located within it's community with a CO-OP, local butchers and hair dressers. There is a frequent local bus route round the corner for West Bridgford, Nottingham City as well as the community bus for the health centre.

Hilton Grange is a popular complex for over 55s with a fantastic community spirit and a lovely range of communal facilities including a large lounge for things such as coffee mornings, birthday parties or festive celebrations. It has plentiful parking, laundry and computer rooms, a gym and a guest bedroom for additional visitors.

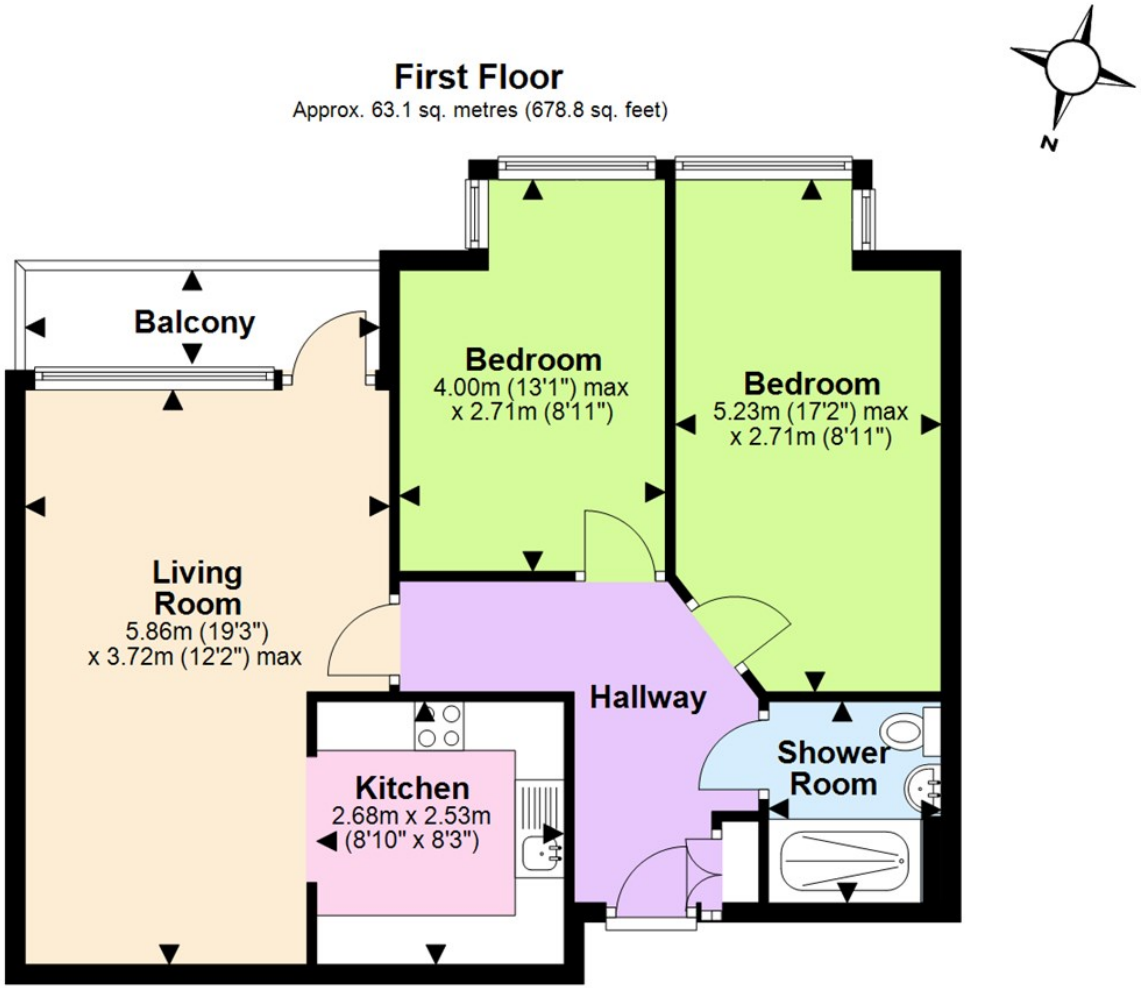
The flat boasts a beautiful view over the gardens and established trees, with an south facing aspect, and is located close to the lift. The property is entered through an intercom communication system with communal areas, lifts that lead to the first floor and wide hallway leading to the front entrance door. On entering the flat the hall benefits from a double storage cupboard with access into the lounge, both bedrooms and the shower room.

The large lounge / diner offers ample living space with a window and door that opens up onto the south facing balcony and an opening into the fitted kitchen. The room has a sense of light and space due to the patio style full length window providing the view. Both double bedrooms benefit from dual aspect windows and the shower room consists of a shower, WC and wash basin.

Service Charge and Ground Rent - £381.41PM
Lease - 999 years from 1 January 2006

First Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



Total area: approx. 63.1 sq. metres (678.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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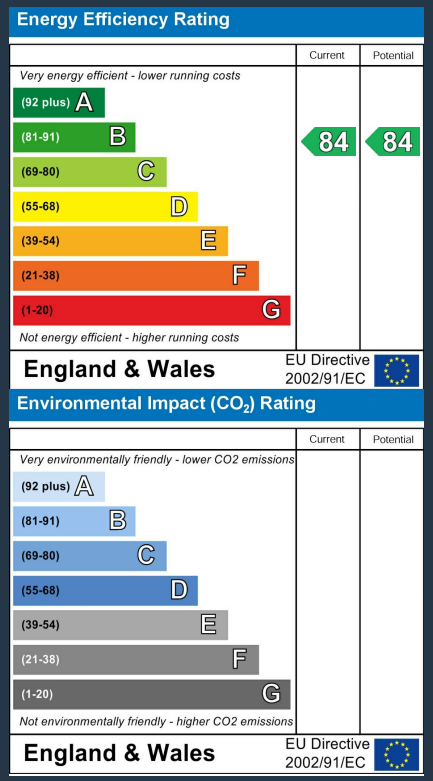
EPC



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