



Melton Heights,
West Bridgford, NG2 6HF



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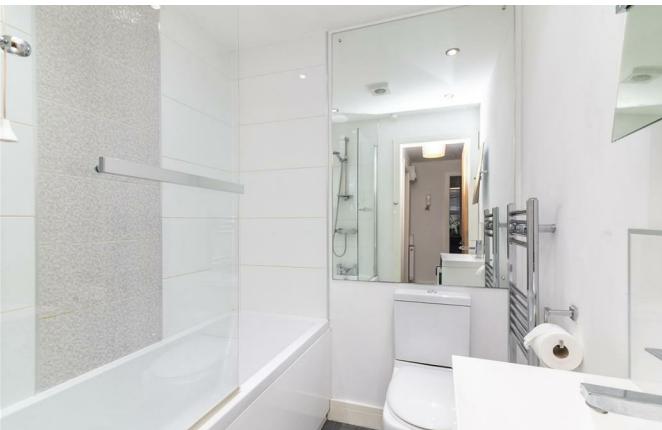
This well presented apartment occupies a ground floor position and provides accommodation which includes an entrance hall, an open plan kitchen/living area, two bedrooms, and a fitted bathroom.

Having 119 years remaining on the lease the property benefits from gas central heating, double glazing and a security entry phone system. There is also a secure allocated car parking space.

Situated in the sought after South Nottinghamshire suburb of West Bridgford, the property is close to a range of excellent facilities including shops, restaurants and parks, with local transport links by road and tram, to the city centre.

Viewing is essential.

Asking Price £150,000





West Bridgford

West Bridgford is home to some historic and nationally recognised sporting venues including Trent Bridge Cricket Ground, the National Watersport Centre at Holme Pierrepont, and Nottingham Forest Football Club.

Sought after schools in the area include the West Bridgford Academy and the West Bridgford Primary School.

With a wealth of local facilities, transport links ensure that West Bridgford is also within easy access of nearby villages, Nottingham City Centre, and the Queens Medical Centre.

A vibrant and sought after location.

Directions

Melton Heights can be located on Ludlow Hill Road, from Melton Road (A606), West Bridgford.

ACCOMMODATION

Secure Entrance Door

Security intercom unit, leading into the:-

Communal Entrance Hall

Where the PRIVATE ENTRANCE DOOR gives access to the:-

PRIVATE ACCOMMODATION

Entrance Hall

Radiator, doors to the open plan kitchen/living area, two bedrooms and the bathroom.

Open Plan Kitchen / Living Area

Fitted with a range of wall, drawer and base units (some units added since new), roll edge work surfaces, inset stainless steel sink unit with a mixer tap over, integrated dishwasher, fridge freezer, built in oven hob with an extractor hood over.

Window to the front elevation, French doors leading outside.

Bedroom One

Windows to the side and rear elevations, radiator, ceiling light point.

Bedroom Two

Window to the side elevation, radiator, ceiling light point.



Bathroom

Fitted with a bath with shower attachment over, a low flush wc, and a wash hand basin.

OUTSIDE

There is an attractive elevated lawn and patio seating area to the rear of the property which can be accessed via the open plan kitchen/living area. Whilst this is informally maintained by the owner of Flat 3, we understand that it does not belong to the property and cannot therefore be seen as part of the sale.

Parking

The property has a secure allocated car parking space.

Leasehold

We are informed that the property is leasehold.

We have been advised that there is 119 years remaining on the lease

Ground rent - £400 PA

Service Charge - £1209 PA

Referral Arrangement Note

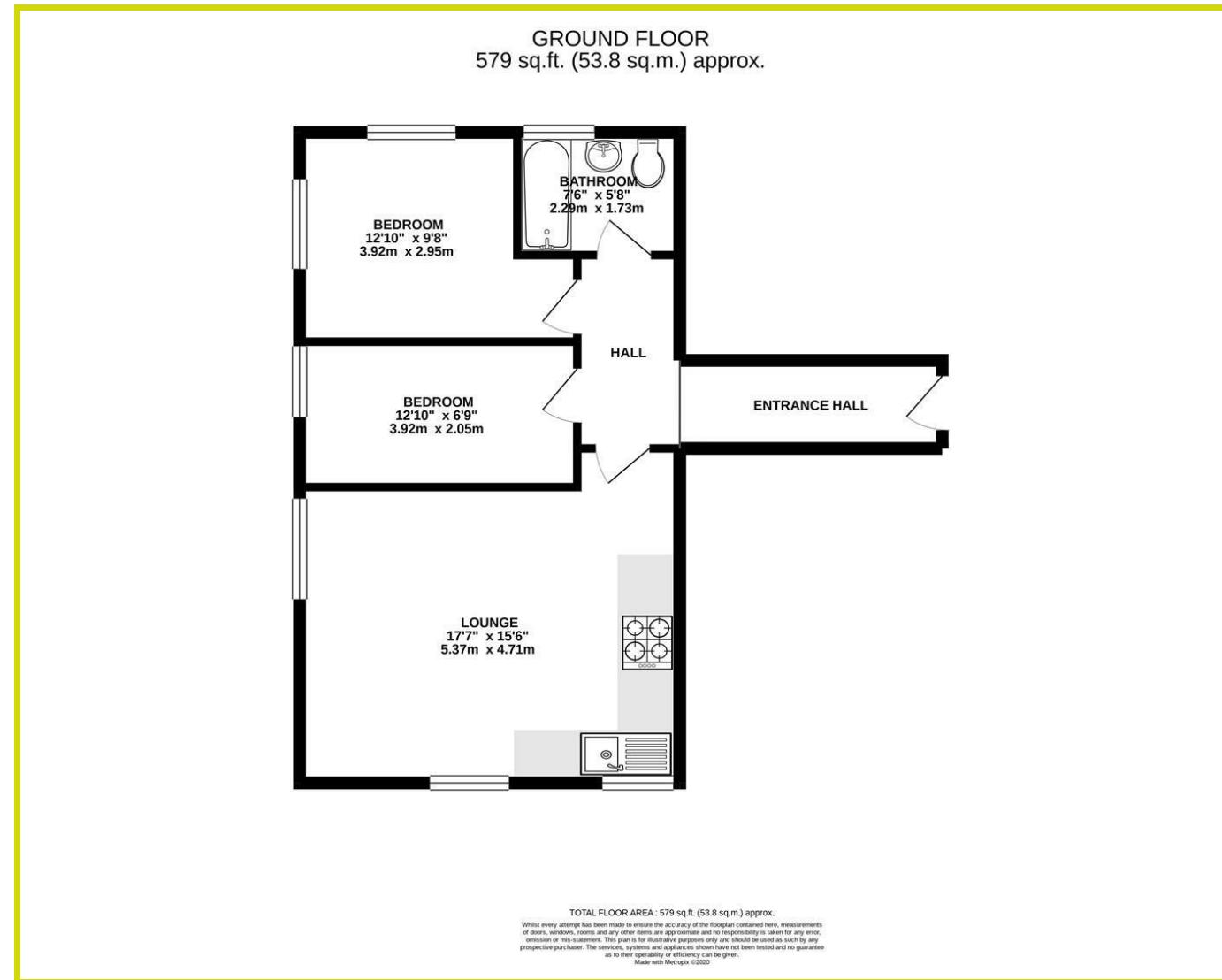
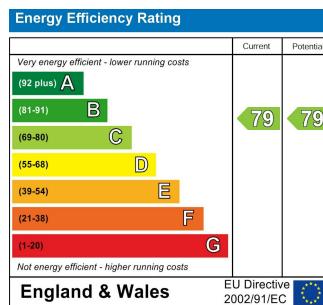
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