



Melton Heights,  
West Bridgford, NG2 6HF



# Melton Heights, West Bridgford, NG2 6HF

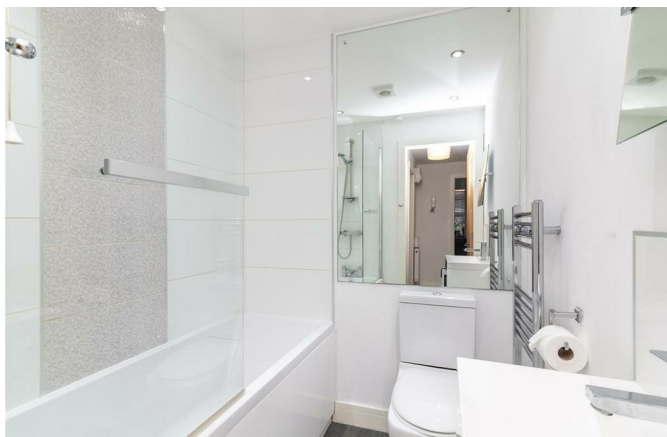
This well presented apartment occupies a ground floor position and provides accommodation which includes an entrance hall, an open plan kitchen/living area, two bedrooms, and a fitted bathroom.

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

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

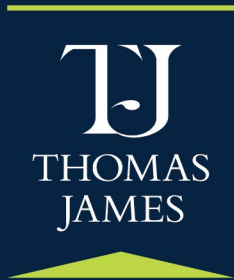
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Thomas James Estate Agents  
20 High Street, Ruddington,  
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660  
Email: [ruddington@tjea.com](mailto:ruddington@tjea.com)  
Web: [www.tjea.com](http://www.tjea.com)

Selected as the Best  
Independent Agent by the  
Relocation Agent Network

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.

