



## Hawthorn Lodge Julian Road, West Bridgford

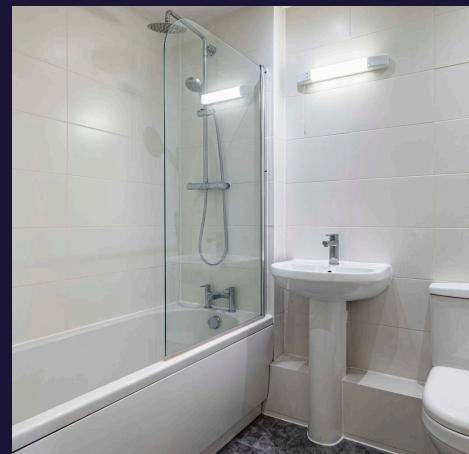
Guide Price £160,000-£170,000





This modern ground floor apartment in West Bridgford features two bedrooms, an open-plan living area with Juliet balcony, a contemporary kitchen, and a three-piece bathroom. With allocated parking, no upward chain, and close proximity to local amenities and transport links, it is ideal for first-time buyers and investors alike.

- No Upward Chain
- Ground Floor Apartment
- Sought After Location
- 101 Years Remaining on Lease
- Open Plan Living
- Allocate Parking Space in Car Park
- Ideal For First Time Buyers & Buy To Let Investors
- Walking Distance To West Bridgford Town Centre
- Direct Access To City Centre





This modern ground floor apartment is located within the highly sought-after area of West Bridgford, and with no upward chain, it presents an ideal opportunity for first-time buyers and investors alike. The property comprises two well-proportioned bedrooms, a spacious open-plan living area with a Juliet balcony, a contemporary fitted kitchen, and a modern three-piece bathroom. The bright and airy living space is perfect for both relaxing and entertaining. Further benefits include an allocated parking space in the residents' car park, along with additional visitor parking. Conveniently situated close to a wide range of local amenities, including shops and restaurants, with excellent transport links and easy access to Holme Pierrepont, this well-presented apartment offers contemporary living in a fantastic location.

#### **Lounge**

13' 6" x 14' 4" (4.12m x 4.37m)

This light and airy lounge has doors leading to the Juliet balcony. There is an electric storage heater and is open to the kitchen.

#### **Kitchen**

8' 5" x 7' 8" (2.57m x 2.33m)

A modern kitchen fitted with a range of base and wall mounted units with an inset stainless steel sink and drainer. Integrated appliances include a dishwasher, washing machine and an oven and hob with stainless steel extractor fan over. Free standing fridge-freezer and tiling to splashbacks.

#### **Bedroom One**

13' 0" x 9' 8" (3.97m x 2.94m)

A spacious master bedroom with a built-in wardrobe, electric storage heater and large double glazed window.

#### **Bedroom Two**

7' 10" x 8' 10" (2.38m x 2.70m)

Another good-sized bedroom with an electric storage heater and double glazed window.





### Bathroom

5' 8" x 6' 5" (1.73m x 1.95m)

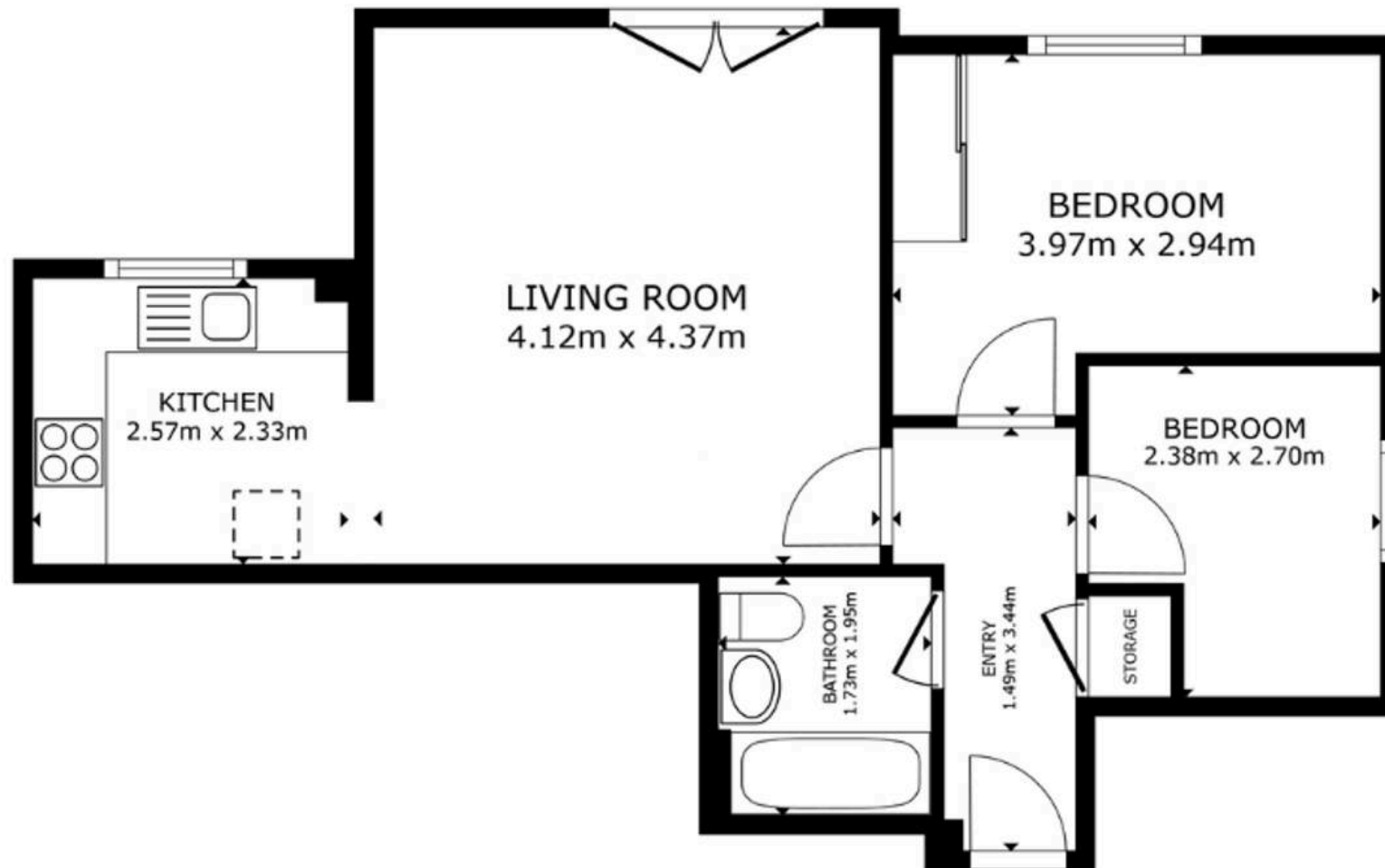
This contemporary three piece suite bathroom comprises of a low level WC, pedestal wash hand basin and panel bath with both a rain shower and handheld shower over. Fully tiled to the walls and floor.

### Additional Property Details

- Property type: Flat
- Approx Sq Feet: 541 sqft
- Property Age Bracket: 2000s
- Council Tax Band: B
- Tenure: Leasehold
- Lease Expiry: 23/05/2125
- Ground Rent: £50.00 per year
- Service Charge: £3,017.00 per year

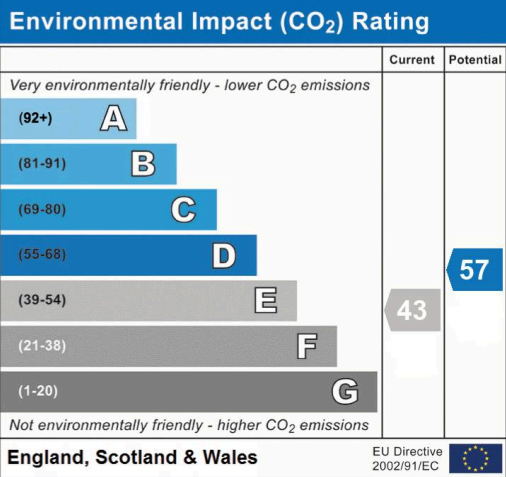
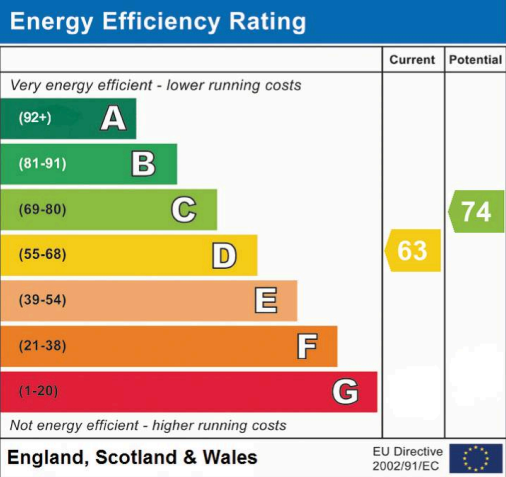






FLOOR PLAN









## Comfort Estates

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