



A well-presented two bedroom ground floor apartment

4 Gertrude Road, West Bridgford, Nottingham

£200,000 Leasehold



2 double bedroom garden apartment • Spacious sitting/dining room • Refitted kitchen • Landscaped private garden • Single garage • Set in the popular area of Lady Bay

About this property

A well-presented two double bedroom ground floor apartment with a landscaped private garden and also benefitting a single garage situated in the increasingly sought after area of Lady Bay.

Entrance hall with laminated flooring and offering large under stairs storage and two further storage cupboards.

Front aspect refitted kitchen with laminate flooring and benefitting from a range of soft closing grey high gloss base and wall units, integrated dishwasher, gas cooker with 4 ring gas hob and double oven with electric grill, fridge freezer and space for washing machine. Baxi combi-boiler providing heating and hot water.

Shower room with walk-in Mira electric shower, heated chrome towel rail, WC, hand wash basin, mirrored storage cupboard and tiled floor.

Spacious sitting room/dining room with original wooden floors, feature fireplace and sliding patio doors leading on to the private rear garden.

Bedroom 2 with front aspect, a good sized double room with two sets of double fully fitted wardrobes.

Master bedroom with original wooden flooring and rear garden aspect.

The property has bespoke fitted blinds throughout and also benefits from a colour wireless CCTV camera and voice activated LED garden lights.

OUTSIDE

The private, south westerly landscaped fenced garden has an area of artificial grass, planted borders and decked area with hot tub (available by separate negotiation). The front entrance porch also provides additional storage cupboards. Single garage.

Tenure

Leasehold

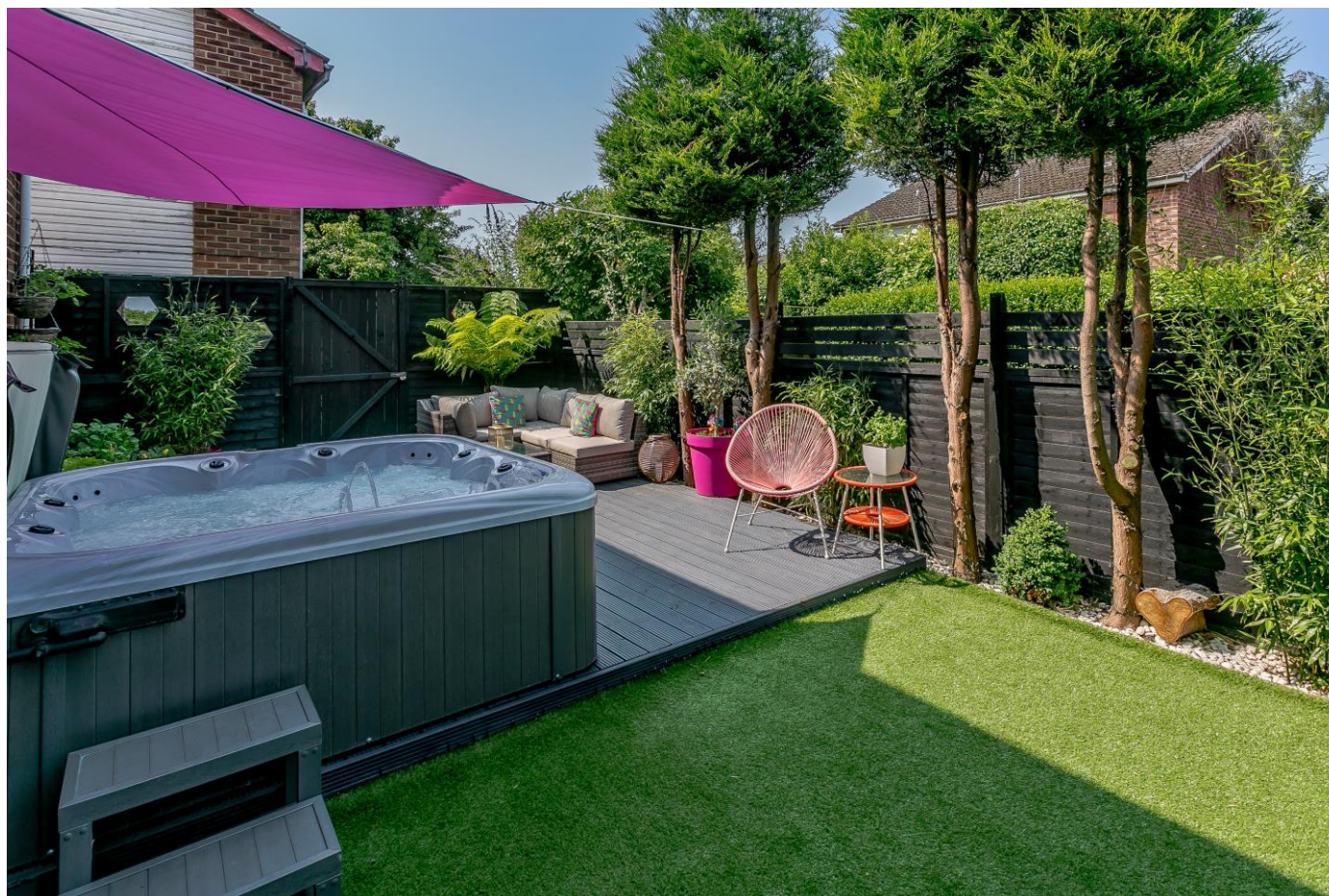
Agents Note: We wish to inform prospective buyers of this property that the seller is a related party to Savills.

Energy Performance

EPC Rating = D

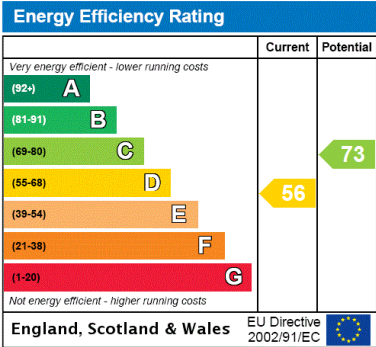
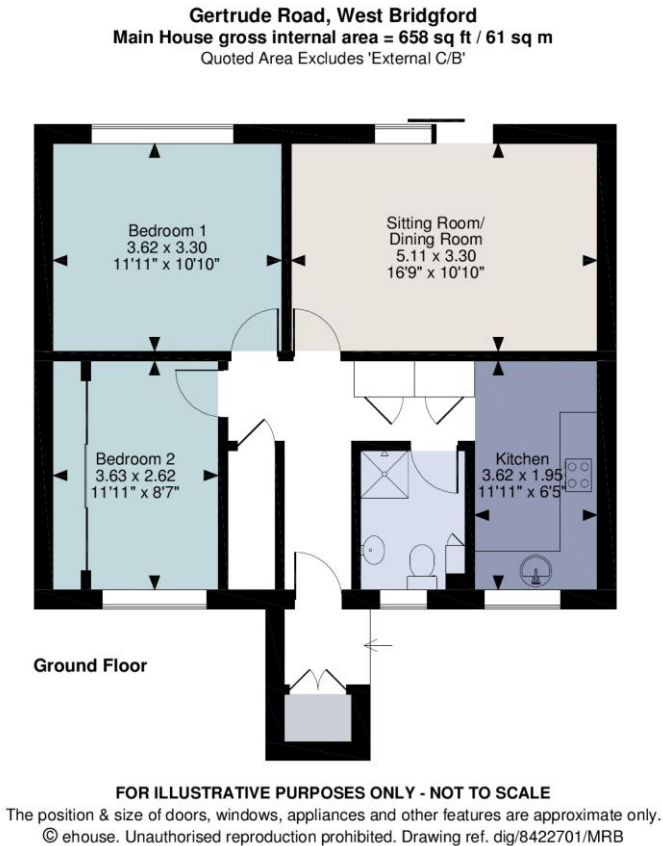
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.
Telephone: +44 (0) 115 934 8020.





Gertrude Road, West Bridgford, Nottingham, NG2
Gross Internal Area 658 - 658 sq ft, 61.1 - 61.1 m²



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