

# HoldenCopley

PREPARE TO BE MOVED

Oakfields Road, West Bridgford, Nottinghamshire NG2 5DN

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£750 PCM



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WELL PRESENTED THROUGHOUT...

This ground floor flat is newly refurbished whilst being exceptionally well presented, ready for you to move straight in! Situated in a quiet cul-de-sac within a sought after location, minutes away from the excellent amenities and facilities West Bridgford has to offer as well as being within close proximity to The River Trent, vibrant bars, shops and easy access into Nottingham City Centre together with the Universities and ideal transport links. Internally, the accommodation comprises of an entrance hall and landing, an open plan living room and a modern kitchen. The accommodation is complete with two bedrooms and a three-piece bathroom suite. Outside is an allocated parking space and well maintained communal gardens.

MUST BE VIEWED





- Ground Floor Flat
- Two Bedrooms
- Open Plan Living Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Communal Gardens
- Off Road Parking
- Unfurnished
- Sought After Location
- Available Now











ACCOMMODATION

Entrance

2\*11" x 29\*6" (0.9 x 9.0)

The entrance hall has carpeted flooring, electric radiators, two storage cupboards, recessed spotlights, double glazed windows to the rear elevation and a door providing entrance into the property

Master Bedroom

12\*1" x 9\*2" (3.7 x 2.8)

The master bedroom has carpeted flooring, an electric radiator, a TV point, an in-built wardrobe and a double glazed window to the front elevation

Bedroom Two

12\*1" x 6\*2" (3.7 x 1.9)

The second bedroom has carpeted flooring, an electric radiator and a double glazed window to the front elevation

Living Room

13\*9" x 10\*2" (4.2 x 3.1)

The living room has wood effect flooring, an electric radiator, coving to the ceiling, a TV point, a double glazed bay window to the front elevation and provides access to the kitchen.

Kitchen

9\*6" x 7\*10" (2.9 x 2.4)

The kitchen has a range of fitted base and wall units with a worktop, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, a fridge freezer, a washing machine, tiled splashback, recessed spotlights and a double glazed window to the front elevation

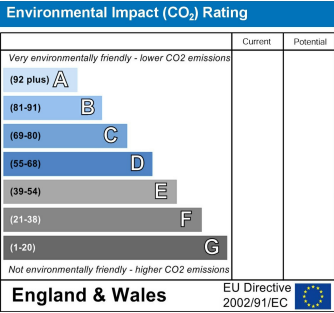
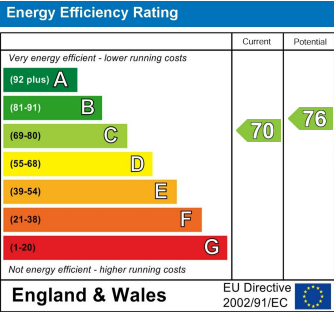
Bathroom

5\*6" x 9\*6" (1.7 x 2.9)

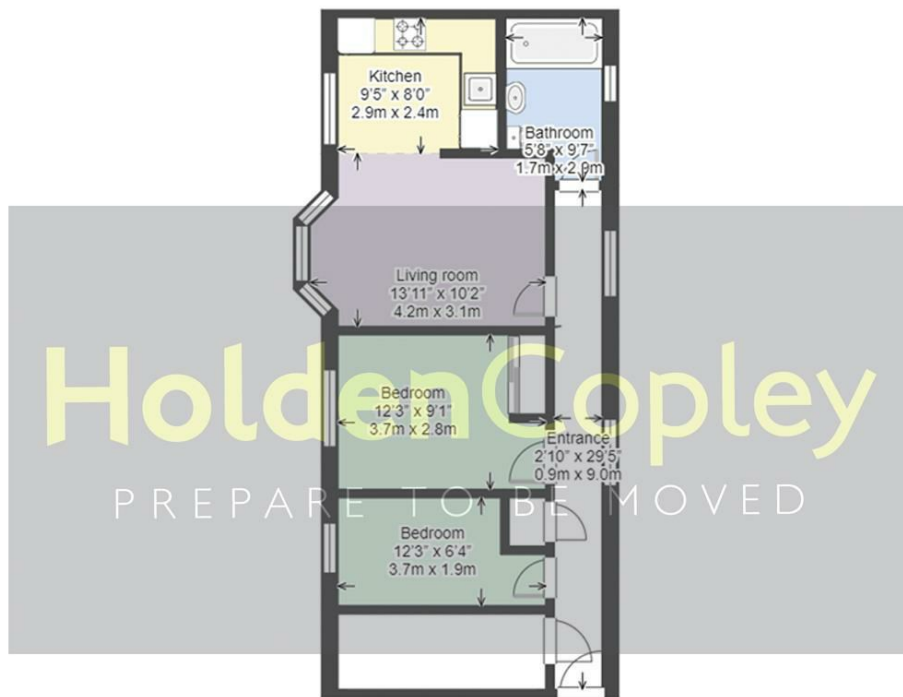
The bathroom has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a panelled bath with an electric shower fixture, a chrome heated towel rail, wood effect flooring, partially tiled walls, an extractor fan and a double glazed obscure window

Outside

Outside is two allocated parking spaces and communal gardens



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Approx. Gross Internal Area of the Ground floor:  
**575.76 Sq Ft - 53.49 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**575.76 Sq Ft - 53.49 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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