



Millicent Road, West Bridgford, Nottinghamshire NG2 7LD

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**£875 PCM**

## LOCATION LOCATION LOCATION...

This one bedroom ground floor apartment is coming to the market immaculately presented throughout boasting spacious, modern, high spec accommodation, making the perfect home for any couples or working professionals looking to be located in the desirable location of West Bridgford. This property is just a stones throw away from a range a shops, eateries and reliable transport links into the City Centre. Internally the property comprises of an entrance hall, modern fitted kitchen/diner with a range of integrated appliances, spacious living room with feature bay fronted window, double bedroom with in-built storage available serviced by a luxury three piece en-suite. Outside to the front of the property is availability for on-street parking.

**MUST BE VIEWED!**



- Ground Floor Apartment
- One Double Bedroom
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece En-Suite
- High Spec Neutral Decor Throughout
- On Street Parking Available
- Sought After Location
- 360 Virtual Tour
- Must Be Viewed

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The entrance hall has wood effect laminate flooring, recessed spotlight to the ceiling and a single fire door providing access into the accommodation

#### Living Room

17'7" x 10'6" (5.37 x 3.22)

The living room has carpeted flooring, recessed chimney breast with open decorative alcove, wall mounted electric heater, smoke alarm, TV point and a range of UPVC double glazed windows to the front elevation

#### Kitchen

13'3" x 10'6" (4.05 x 3.22)

The kitchen has wood effect laminate flooring, recessed ceiling spotlights, smoke alarm, a range of fitted wall and base units with marble effect fitted worksurfaces, integrated oven with electric hobs and over hood extractor fan, fitted undercounter fridge, integrated dishwasher, sink with drainer and swan neck mixer taps, washer/dryer, and a wall mounted electric heater

#### Bedroom

9'10" x 9'9" (3.00 x 2.99)

The main bedroom has carpeted flooring, in-built storage cupboard, electric wall mounted heater and a UPVC double glazed obscure window to the side elevation

#### En-Suite

9'7" x 3'0" (2.93 x 0.92)

The en-suite has wood effect laminate flooring, recessed ceiling spotlights, extractor fan, wall mounted electric heater, vanity washbasin with mixer taps, low level flush WC, single shower enclosure with wall mounted electric shower, wall mounted towel rail and UPVC double glazed obscure window to the side elevation

## OUTSIDE

Outside to the front is a driveway and there is availability for on street parking



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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