



**52B Trent Boulevard, West Bridgford, NG2 5BD**

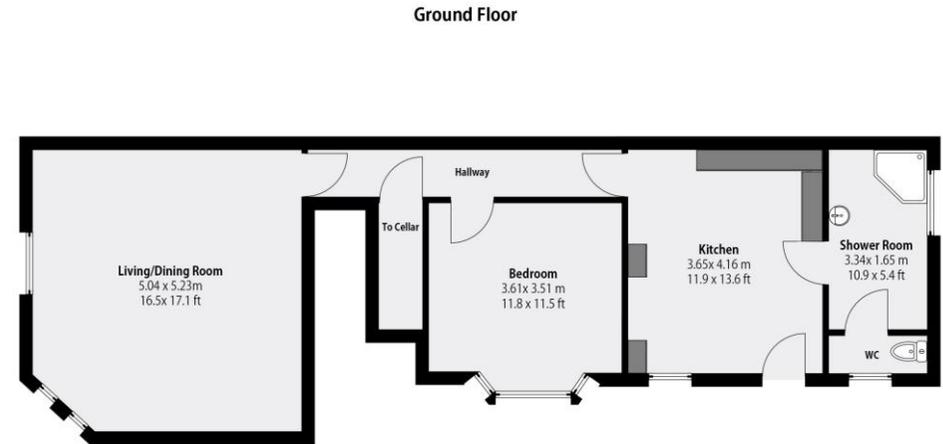
**Guide Price: £149,950**

## 52B Trent Boulevard, West Bridgford, NG2 5BD

A large ground floor maisonette apartment in popular Lady Bay that is 775 square feet not including the cellar. The property would benefit from some general updating and modernisation. The accommodation consists of front door in kitchen diner, shower room and WC, hallway, door to cellar, double bedroom, large living room. Leasehold 997 years remaining, ground rent £200 per annum, no service charge. Gas central heating and double glazing. No chain.

### Accommodation & Amenities

- Large Ground Floor Apartment
- 775 Square Feet in Total
- Cellar
- Kitchen Diner
- Living Room
- Double Bedroom
- Allocated Off Street Parking Space
- Popular Lady Bay Location
- Gas Central Heating & Double Glazing
- No Upward Chain



Approximate Area : 72m<sup>2</sup> | 775.00 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



