

**Rex Gooding**



**37 Wenlock Drive, West Bridgford, NG2 6UB**

**Fixed Price: £164,950**



## **37 Wenlock Drive, West Bridgford, NG2 6UB**

Situated in the highly desirable modern development known as "The Square" in West Bridgford, this lovely two-bedroom ground floor apartment presents an exceptional opportunity. Recently redecorated, the apartment is conveniently located adjacent to beautifully maintained gardens and park areas, just minutes away from West Bridgford's vibrant bars, restaurants, shops, banks, and supermarkets. It is approximately one mile from Trent Bridge and the stadiums of Notts County and Nottingham Forest, and about three miles from Nottingham City Centre, easily accessible via direct transport routes.

This splendid apartment boasts gas central heating and is accessible through a communal entrance from the parking area, which includes several visitor spaces and a designated parking space (number 60) conveniently located outside the apartment. Upon entering, you are greeted by a practical vestibule, perfect for coats and shoes, leading into the hallway. To one side, you will find a fully fitted independent kitchen featuring stylish white gloss units and grey laminated worktops, complete with a full-height fridge-freezer, oven, hob, washing machine and dishwasher, all included in the sale.

On the opposite side, the bathroom features a neutral three-piece suite, including a WC, wash hand basin, and a full-size bath with a shower over and a shower door. A vanity unit with a shaving light is positioned above the WHB. Continuing down the hall, which is equipped with two convenient full-height cupboards, you will discover two bright bedrooms on the right and a spacious lounge/diner to the left, all fitted with roller blinds and neutral carpets throughout.

This attractive apartment is leasehold and benefits from one of the

















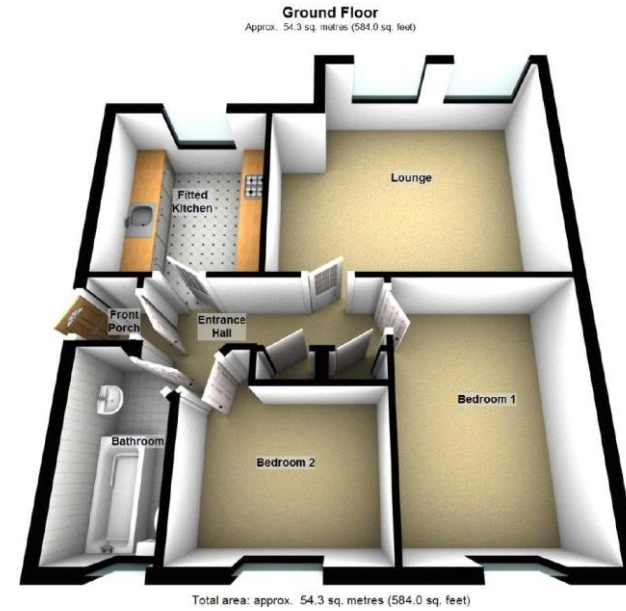












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	