



Rex Gooding

Flat 4, Old Edwalton House, 252 Melton Road,

Guide Price: £295,000

A rare opportunity to acquire a beautifully appointed two-bedroom apartment within one of the area's most distinguished Victorian residences

Occupying the first floor of the impressive Old Edwalton House — a handsome Victorian villa set gracefully back from the road within its own private, gated grounds — this charming 935 sq ft apartment effortlessly combines original period character with thoughtful modern living. Available with no upward chain, it presents a genuinely compelling opportunity on one of Edwalton's most sought-after addresses.

The property is entered via a welcoming hallway equipped with a wall-mounted intercom and a convenient WC, setting the tone for the considered layout that follows. The generously proportioned lounge is a particular highlight, enjoying dual aspect windows that flood the room with natural light and a handsome feature fireplace that speaks directly to the building's Victorian heritage. Adjoining this is a well-appointed kitchen diner, fully integrated with a range cooker with six-ring gas burning hob, dishwasher, washing machine, dryer, and an American-style fridge freezer — everything required for comfortable contemporary living.

Off the kitchen diner, a small lobby leads through to the second bedroom, a well-sized room complete with fitted wardrobes and a private ensuite shower room. At the opposite end of the apartment, the principal bedroom is a genuinely impressive space: fitted wardrobes line the wall by the entrance, while the room opens up to a beautiful bay window to the front and a further window to the side, creating a light-filled, characterful retreat. A luxurious ensuite bathroom completes the picture.

Throughout the apartment, period details have been carefully preserved and sympathetically complemented by modern finishes, creating a home that feels both timeless and immediately liveable. The setting within the private gated grounds adds an additional layer of seclusion and prestige rarely found at this price point.

Perfectly positioned for everyday convenience, the property enjoys easy access into West Bridgford town centre with its excellent array of independent shops, restaurants and amenities, as well as swift connections to the A52 and A46 for wider regional travel. Offered on a 999-year lease from 2004, this is a home of real distinction — early viewing is strongly recommended.

Accommodation & Amenities

- Charming first floor apartment within an impressive Victorian villa, set in private gated grounds on the highly sought-after Melton Road, Edwalton.
- Beautifully presented throughout, the property retains wonderful period features while having been sympathetically updated for modern living.
- Two generous double bedrooms, each with fitted wardrobes and their own private ensuite facilities.
- The bright dual aspect lounge benefits from a characterful feature fireplace, while the well-equipped kitchen diner includes a full suite of integrated appliances.
- Offered with no upward chain and a highly secure 999-year lease from 2004, the property is ready to move into with minimal delay.
- Excellent access to West Bridgford town centre, with swift links to the A52 and A46 for easy regional travel.











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

First Floor

Approx. 86.6 sq. metres (932.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)