



**18 Bridgford Place, Rectory Road, NG2 6BF**

**Guide Price: £295,000**

Positioned on the second floor of Bridgford Place, a well-regarded development completed in 2021, this generously proportioned apartment offers a compelling combination of contemporary specification, practical convenience, and an enviable location just moments from the boutique shops, bars, and restaurants of Central Avenue.

Accessed via a communal lift, the apartment opens into bright and spacious living accommodation finished to a high standard throughout. Luxury vinyl tile flooring flows through the living areas, lending the space a clean, modern aesthetic, while full-height Juliet balconies to both the sitting room and second bedroom draw in natural light and a pleasing sense of openness. The kitchen is well-appointed with Quartz worktops, a Bosch single oven and induction hob, and a full suite of integrated appliances including an Indesit dishwasher, washer/dryer, and fridge/freezer — everything required for effortless day-to-day living.

Both bedrooms are generously proportioned and benefit from the warmth and comfort of 80/20 wool twist carpet underfoot. The bathroom is finished with full porcelain tiling to both floor and walls and features a Roca Contesa bath with shower over, combining a refined aesthetic with everyday functionality.

Completing the package is a private, gated parking space — a particularly valuable asset in this sought-after West Bridgford location. Offered with no upward chain, the property represents a straightforward and attractive purchase. Lease length: 242 years. Service charge: £1,200 per annum.

### **Accommodation & Amenities**

- Second floor apartment within the popular Bridgford Place development, built in 2021 and ideally positioned moments from Central Avenue
- Generously proportioned living space with Juliet balconies to both the sitting room and second bedroom, and luxury vinyl tile flooring throughout
- Well-appointed kitchen featuring Quartz worktops, Bosch oven and induction hob, and integrated Indesit dishwasher, washer/dryer and fridge/freezer
- Two bedrooms with 80/20 wool twist carpet; bathroom with full porcelain tiling and Roca Contesa bath with shower over
- Communal lift access and a private gated parking space included
- No upward chain; 242-year lease; service charge £1,200 per annum







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

