

**Rex Gooding**



**14 Wilberforce Road, Nottingham, NG11 7GU**

**Guide Price: £159,950**

Occupying a particularly enviable position within this sought-after modern development, this exceptional one bedroom apartment sits on the first floor corner, a setting that rewards its occupants with an abundance of natural light throughout the day. Double aspect by nature of its corner location, the apartment enjoys generous windows on two elevations, while French doors open to a private balcony perfectly positioned to enjoy the peaceful outlook to the rear of the development, bringing a genuine sense of space, air and connection to the outdoors that is rarely found in apartment living.

The current owner has undertaken a programme of thoughtful improvement, with both the kitchen and bathroom having been recently fitted to a high standard, contributing to a presentation that is immaculate throughout. Offered with no upward chain, this is a home that is ready to move straight into without delay. Spacious by any measure and commanding real wow factor the moment you step inside, this apartment will appeal equally to the discerning first-time buyer and the downsizer in search of a low-maintenance lifestyle without compromise on quality or comfort.

The accommodation comprises an entrance hallway with two useful storage cupboards, a modern recently fitted bathroom, and a generous double bedroom with built-in wardrobe. The real heart of the apartment is the open plan reception room — a beautifully bright and airy space combining a modern recently fitted kitchen with a spacious living and dining area, with French doors leading to the private balcony overlooking the peaceful rear of the development. The property further benefits from gas central heating, double glazing, a security alarm, a telephone entry system and an allocated parking space.

Wilford is a popular south Nottinghamshire suburb offering easy access to Nottingham City Centre, the Queens Medical Centre and surrounding villages, with excellent road links and the tram network close to hand. Viewing is highly recommended to fully appreciate the quality, light and position this apartment has to offer.

Leasehold Information - The lease agreement initially for 125 in 2007 leaving 104 remaining.

The current annual ground rent is £150.00.

The current service charge is £829.71 paid twice a yearly.

Council Tax Band - Council Tax Band B. Nottingham City Council. Amount Payable 2025/2026 £2,065.93.

### **Accommodation & Amenities**

- Exceptional first floor corner position creating a wonderfully light and airy double aspect apartment with a private balcony to the rear
- Beautifully presented throughout with a modern recently fitted kitchen and bathroom by the current owner
- Spacious and stylish open plan living and dining area with French doors opening to a private balcony
- Generous double bedroom with built-in wardrobe, gas central heating, double glazing and allocated parking
- Ideally located in the popular south Nottinghamshire suburb of Wilford with excellent links to the city centre and tram network.
- Offered for sale with no upward chain - EPC 81/81 B Rating!



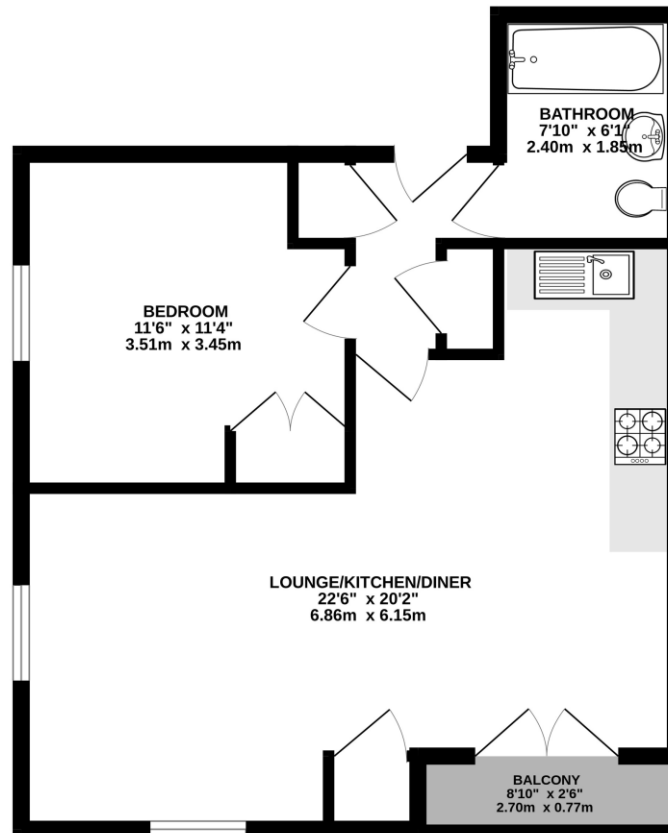






Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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