



Offered with no onward chain, this beautifully appointed two double bedroom apartment is nestled within an exclusive over-55s complex on the highly sought-after Hilton Crescent in West Bridgford. The property provides a wonderful opportunity for those looking to enjoy a comfortable and well-connected lifestyle in one of Nottinghamshire's most desirable residential areas.

The accommodation is well-proportioned throughout, comprising two generous double bedrooms, a welcoming reception room perfect for relaxing or entertaining, and a bathroom finished to a high standard. The layout has been thoughtfully designed to suit a relaxed and convenient lifestyle, making it an ideal home for those looking to downsize without compromising on space or quality.

Residents benefit from the security and peace of mind that comes with being part of a managed retirement complex, along with the convenience of dedicated resident parking. A monthly service charge of £364.96 covers the maintenance, some utilities, upkeep of the communal areas, ensuring the development is kept to a good standard year-round. The property also benefits from an excellent remaining lease of 978 years, offering long-term security for any prospective purchaser.

Hilton Crescent is perfectly positioned within easy reach of an excellent range of independent cafés, shops, and everyday conveniences including a local Co-op. The area is well-regarded for its warm community spirit, good transport links, and attractive green surroundings, making it a truly wonderful place to call home.

Accommodation & Amenities

- A well-presented two double bedroom apartment forming part of a popular over-55s complex in the much-loved residential area of West Bridgford.
- The accommodation offers two double bedrooms, a comfortable reception room, and a bathroom, providing a practical and easy way of living throughout.
- A private shaded terrace overlooking the communal gardens offers a quiet and pleasant outdoor space to enjoy throughout the seasons.
- The development benefits from professional management, with a monthly service charge of £364.96.
- With 978 years remaining on the lease, prospective purchasers can buy with confidence and complete peace of mind.
- Ideally placed on Hilton Crescent, the property is well-served by a good selection of cafés, local shops, and everyday amenities, with pleasant surroundings and convenient transport links close by.
- No upward Chain.



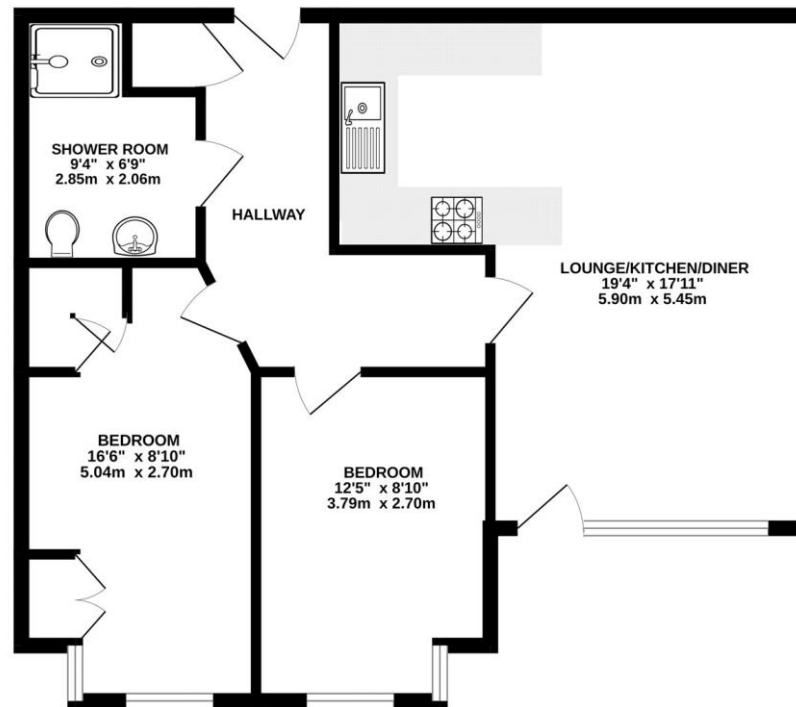






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 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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