

*Rex* Gooding



**14 Corve Dale Walk, West Bridgford, NG2 6TY**

Offers in excess of: £199,950

## 14 Corve Dale Walk, West Bridgford, NG2 6TY

A spacious and well-presented three-bedroom apartment, ideally situated in the popular area of West Bridgford. Perfectly positioned accommodation, this impressive property provides excellent living space and a versatile layout, making it an ideal home for a couple, family, first-time buyer or investor.

Featuring a particularly generous living room, a separate fitted kitchen, three well-proportioned bedrooms, a family bathroom and the added benefit of an ensuite to the principal bedroom. The accommodation is light and neutrally presented throughout, with a practical central hallway providing access to all rooms. Benefits from a 150-year lease commencing in 2003.

Situated in a sought-after residential location, the property offers convenient access to West Bridgford's excellent range of shops, cafés, restaurants, leisure facilities and local amenities, together with easy access to Nottingham city centre and surrounding transport links. Dedicated parking space included.

### Accommodation & Amenities

- Spacious three-bedroom apartment
- Ensuite to principal bedroom
- Bright and neutrally presented throughout
- Excellent layout with central entrance hallway
- Popular West Bridgford location
- Dedicated Parking
- Ideal for owner-occupation or investment
- Good access to local amenities and Nottingham city centre









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         | 83 B      |
| 69-80 | <b>C</b>      | 80 C    |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

