

**Rex Gooding**



**33 Hilton Grange, West Bridgford, NG2 6UG**

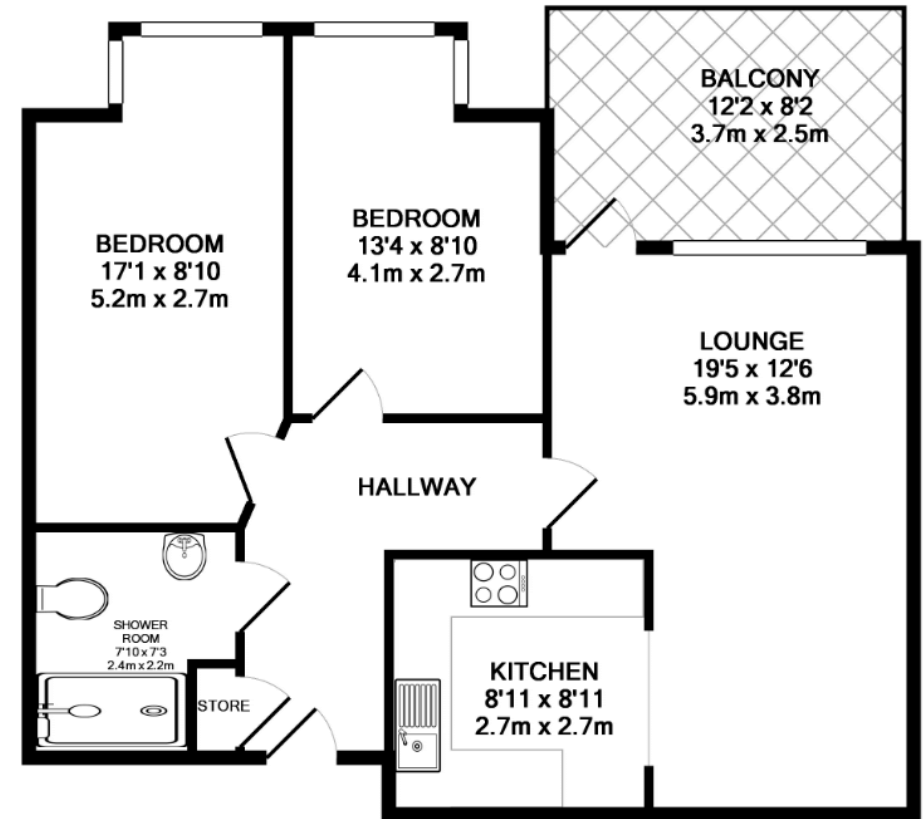
**Guide Price: £220,000**

## 33 Hilton Grange, West Bridgford, NG2 6UG

Occupying a prime position within this popular retirement development is this spacious two bedroom first floor apartment with the favoured view to the front and a lovely South facing balcony. The apartment has a spacious entrance hall, two double bedrooms, both with bay windows and a shower room. The large open plan living and dining room has a balcony and is semi open plan to a modern kitchen. This superb apartment is light and bright being first floor and the South facing balcony with views is fabulous in the warmer months. It is ideally located within its community with a Co-op, local butchers and hair dressers. There is a frequent local bus route round the corner for West Bridgford, Nottingham City as well as the community bus for the health centre. Hilton Grange is a popular complex for over 55s with a fantastic community spirit and a lovely range of communal facilities including a large lounge for things such as coffee mornings, birthday parties or festive celebrations. It has plentiful parking, laundry and computer rooms, a gym and a guest bedroom for additional visitors. Lease 999 years from 2006. Service charge £293.57 per month. Ground Rent £150 per annum. No upward chain.

### Accommodation & Amenities

- Popular Over 55's Retirement Development in popular Edwalton
- Hilton Crescent Shopping Parade a Few Minutes' Walk
- Bright & Spacious First Floor Apartment with South Facing Balcony
- Pleasant Outlook Across Communal Gardens & Car Park
- Good Local Amenities & Excellent Facilities within the Development
- No Upward Chain



TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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