

Rex Gooding



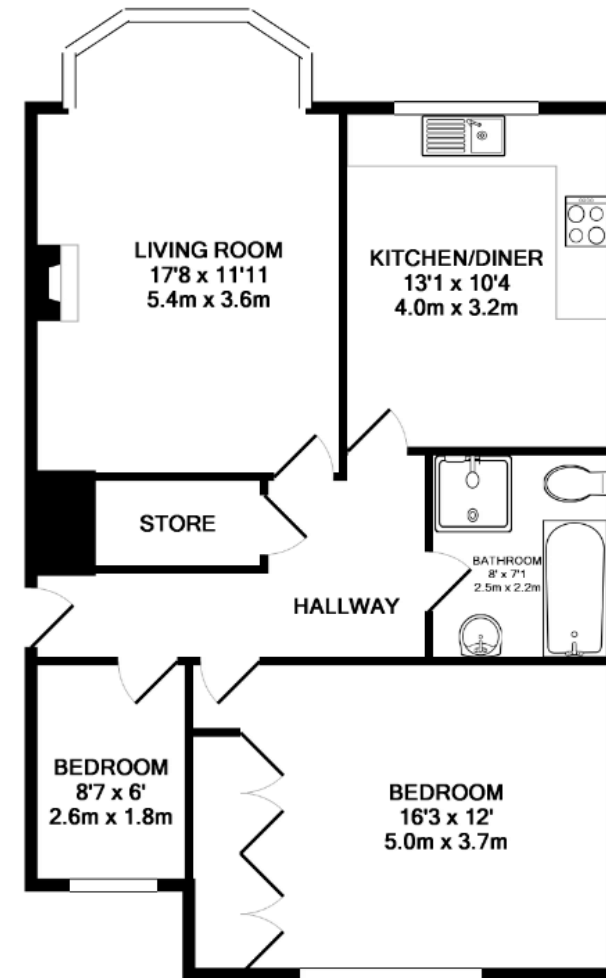
Flat 2, 68 Melton Road, West Bridgford, NG2 7NF Guide Price: £200,000

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One of just three apartments in this period building that is centrally located on Melton Road only a few minutes' walk to Central Avenue and benefits from a share of the freehold. The apartment is located on the first floor and has a large living room with bay window looking down the gardens of the houses behind. The proportions of this room are similar to large houses in the area and there is ample space for a dining table as well as three piece suite. The separate modern breakfast kitchen is also a large size. The main bedroom is huge being 16ft x 12ft in size with fitted wardrobes. The second bedroom is small but makes a perfect dressing room or nursery and will comfortably take a single bed. The bathroom is generous with bath and separate walk-in shower room. There is a useful storage cupboard off the entrance hall. The apartment comes with a designated parking space to the front. The apartment is currently tenanted until 11th Jan. 2025 with an monthly rental income of £895 per calendar month exclusive of bills.

Accommodation & Amenities

- Beautifully Presented First Floor Apartment
- Large & Bright Living Room with Bay Window & Feature Fireplace
- Separate Breakfast Kitchen
- Large Master Bedroom with Built in Wardrobes
- Modern Bathroom with Separate Walk-in Shower
- Share of the Freehold 976 Remains
- Off Street Driveway Parking Space
- Superb Central West Bridgford Location
- Let until Jan. 25 @ £895 PCM
- Buy to Let Landlords or Cash Buyers Only



TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 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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