



**Eton Place Loughborough Road, West Bridgford  
Nottingham NG2 7EA**

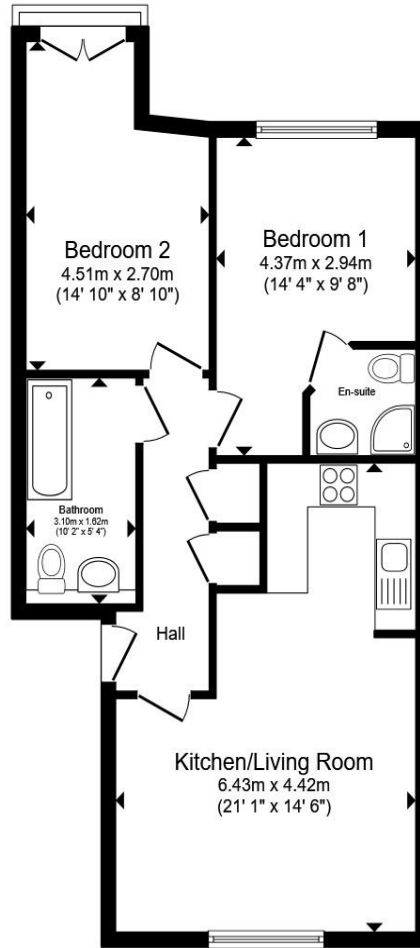
**welcome to**

**Eton Place Loughborough Road, West Bridgford Nottingham**

William h Brown West Bridgford are delighted to present this spacious TWO-BEDROOM FIRST-FLOOR APARTMENT, set within a POPULAR DEVELOPMENT and ideal for FIRST-TIME BUYERS or INVESTORS seeking a well-located home.

**\*\*\*VIEWING IS ESSENTIAL!**





**Entrance Hall**

**Kitchen / Living Room**

21' 1" x 14' 6" ( 6.43m x 4.42m )

**Bedroom 1**

14' 2" x 9' 8" ( 4.32m x 2.95m )

**En-Suite**

**Bedroom 2**

13' 8" x 8' 10" ( 4.17m x 2.69m )

**Bathroom**

**Outside**

Total floor area 58.8 m<sup>2</sup> (633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Eton Place Loughborough Road, West Bridgford Nottingham

- TWO DOUBLE BEDROOMS
- FIRST-FLOOR APARTMENT
- SPACIOUS OPEN-PLAN KITCHEN/LIVING ROOM
- MAIN BATHROOM & EN-SUITE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2000.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jul 2003.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBF104063](http://williamhbrown.co.uk/Property/WBF104063)



Property Ref:  
WBF104063 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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