



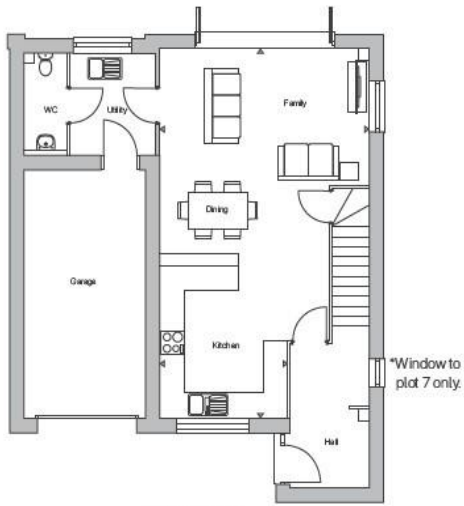
The Athens Abbey Road, West Bridgford Nottingham NG2 5NE

welcome to

The Athens Abbey Road, West Bridgford Nottingham

The Athens by Peveril Homes is an exceptional four-bedroom, three-storey residence set in a prime central position in West Bridgford. Elegantly designed with spacious, contemporary interiors, this superb home is just a short walk from The Avenue, offering an enviable lifestyle with cafés, boutiques,





Ground Floor



First Floor



Second Floor

Room	Measurements	
Family / Dining / Kitchen Area	5.19m (3.16m) x 8.91m	17'1" (10'5") x 29'3"
Lounge	2.94m x 5.71m	9'8" x 18'9"
Study	2.16m x 1.97m	7'1" x 6'6"
Master Bedroom	3.73m x 3.10m	12'3" x 10'2"
Bedroom 2	2.94m x 4.85m	9'8" x 15'11"
Bedroom 3	2.94m x 3.94m	9'8" x 12'11"
Bedroom 4	2.16m x 3.47m	7'1" x 11'5"
Plots 1,2,3,5,6,7*		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.

ABBEY CENTRAL

Entrance

Kitchen/Dining/Lounge

29' 3" MAX x 17' 1" MAX (8.92m MAX x 5.21m MAX)

First Floor

Family Room

18' 9" x 9' 8" (5.71m x 2.95m)

Study

6' 6" x 7' 1" (1.98m x 2.16m)

Master Bedroom

10' 2" x 12' 3" (3.10m x 3.73m)

Ensuite

Balcony

Wc

Second Floor

Bedroom Two

15' 11" x 9' 8" (4.85m x 2.95m)

Bedroom Three

12' 11" x 9' 8" (3.94m x 2.95m)

Bedroom Four

11' 5" x 7' 1" (3.48m x 2.16m)

Bathroom

Disclaimer

welcome to

The Athens Abbey Road, West Bridgford Nottingham

- The Athens, Three Storey, Four Bedroom Home. 5% DEPOSIT PAID, ASSISTED MOVE AVAILABLE
- Proudly built by Peveril Homes In Partnership with Stagfield
- Centrally located, Walking distance to West Bridgford, The Avenue, with a wide variety of shops, bars, fantastic schools and great transport links
- Ideal family home, with spacious bedrooms, integral garage, EV charging port, 2 parking spaces and an inviting balcony space.
- Private Garden and high EPC rating

Tenure: Freehold EPC Rating: Exempt

£724,995



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBF104232](https://www.williamhbrown.co.uk/Property/WBF104232)



Property Ref:
WBF104232 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)