



Two-Bedroom Waterfront Apartment in West Bridgford.

Offers Over
£325,000

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16c The Waterside Apartments Pavilion Road West Bridgford Nottingham NG2 5PH



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1,119
sq ft

Occupying a desirable ground floor position within this prestigious riverside development, this beautifully presented two-bedroom apartment enjoys breath taking views across the River Trent towards the Nottingham skyline, offering an exceptional blend of luxury, style and waterside living. Currently producing £2,000 pcm rental income, equating to an attractive gross yield of 7.38%, the property represents an appealing investment opportunity.

Designed to maximise both space and natural light, the accommodation centres around an impressive open-plan living, dining and kitchen area. This superb entertaining space is flooded with daylight through large patio doors, which open directly onto a generous patio, creating a seamless connection between the interior and the picturesque riverside setting. The contemporary kitchen is thoughtfully designed with an excellent range of fitted units, generous work surfaces and integrated appliances, combining practicality with modern style.

The apartment offers two well-proportioned bedrooms, including an elegant principal suite featuring fitted storage and a stylish en-suite shower room. There is also a beautifully appointed family bathroom. In addition, the apartment offers a room of generous proportions, perfect for use as a home study, making the property equally suited to professionals, downsizers, or those seeking a luxurious second home.

Residents benefit from a host of exclusive amenities, including lift access, a concierge service and access to a superb communal roof terrace, providing an additional outdoor space from which to enjoy the stunning surroundings.

Perfectly positioned, the development offers the best of both worlds. The vibrant centre of West Bridgford is just a short walk away, with its excellent selection of independent cafés, restaurants, bars, boutiques and green spaces, while Nottingham city centre is easily accessible for shopping, leisure and excellent transport connections. Scenic riverside walks are quite literally on the doorstep, creating an enviable lifestyle in one of the area's most desirable locations.

From an investment perspective, the combination of £2,000 pcm rental income and a 7.38% gross yield provides a strong headline investment proposition, while the property's desirable riverside setting and high-quality accommodation offer broad appeal to prospective tenants.

Offered to the market with no onward chain, this outstanding apartment presents a rare opportunity to acquire a high-quality waterside home in a prime location. Whether as a stylish owner-occupied residence, second home or investment opportunity, it combines contemporary living with spectacular views, exclusive resident facilities and an exceptional setting.

CONTACT

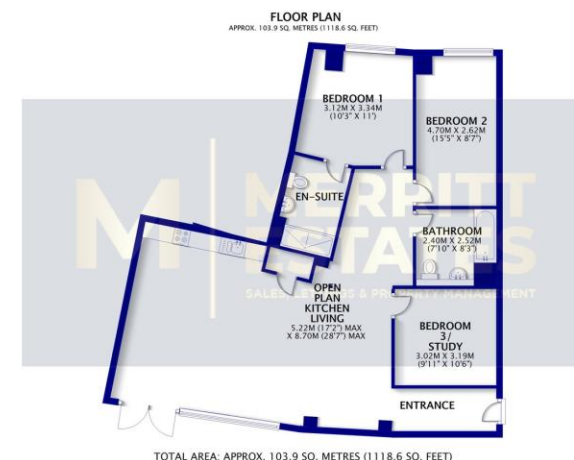
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FLOORPLAN



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

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