



53 Park Row, Nottingham, NG1 6GR  
£950 PCM

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 LIBERTY  
GATE







# 53 Park Row Nottingham, NG1 6GR

- Historic property in the Park Estate
- Own private entrance
- Two double bedrooms
- Spacious open plan living area
- Available immediately
- Duplex Apartment
- Parking directly outside the front door
- Furnished
- Contemporary feature kitchen
- Basement storage

Beautiful period duplex apartment available furnished with parking in the Park Estate. This unique two bedroom apartment benefits from it's own entrance and parking space directly outside the front door. Two double bedrooms, bathroom and large open plan lounge and kitchen. Viewing highly recommended.

£950 PCM



Entrance Hallway

Principle Bedroom

Bathroom

Second bedroom

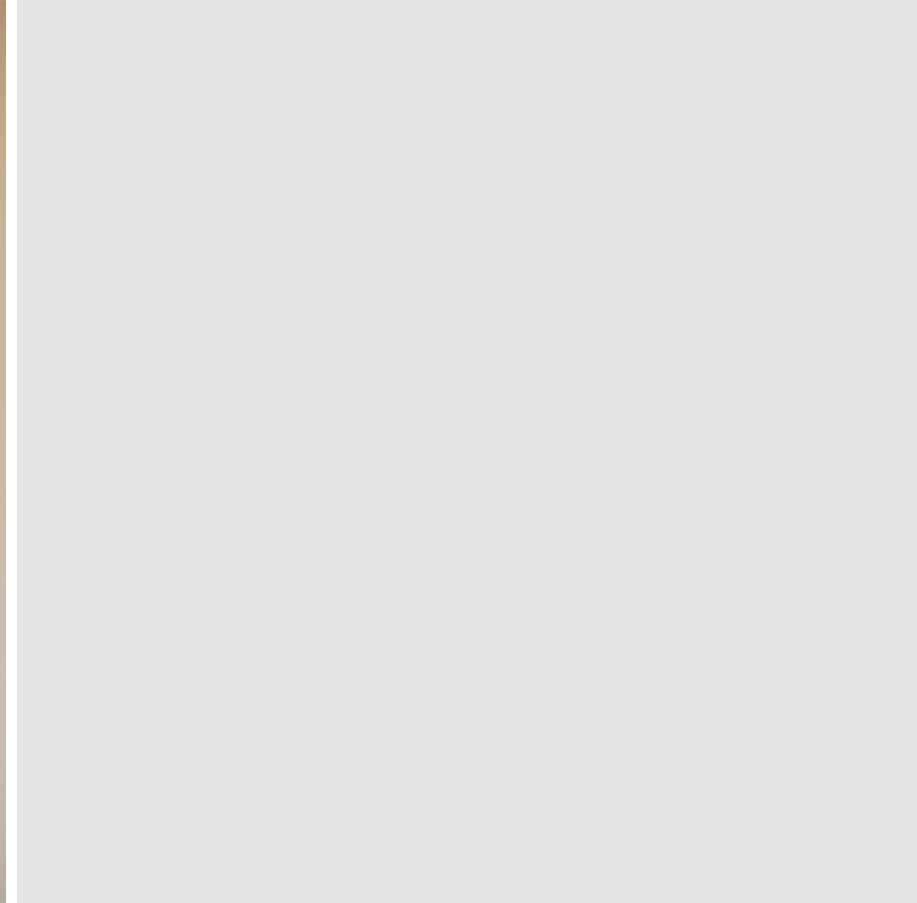
Staircase

Kitchen/Living Area

Basement

Please Note

Information for Tenants



Directions

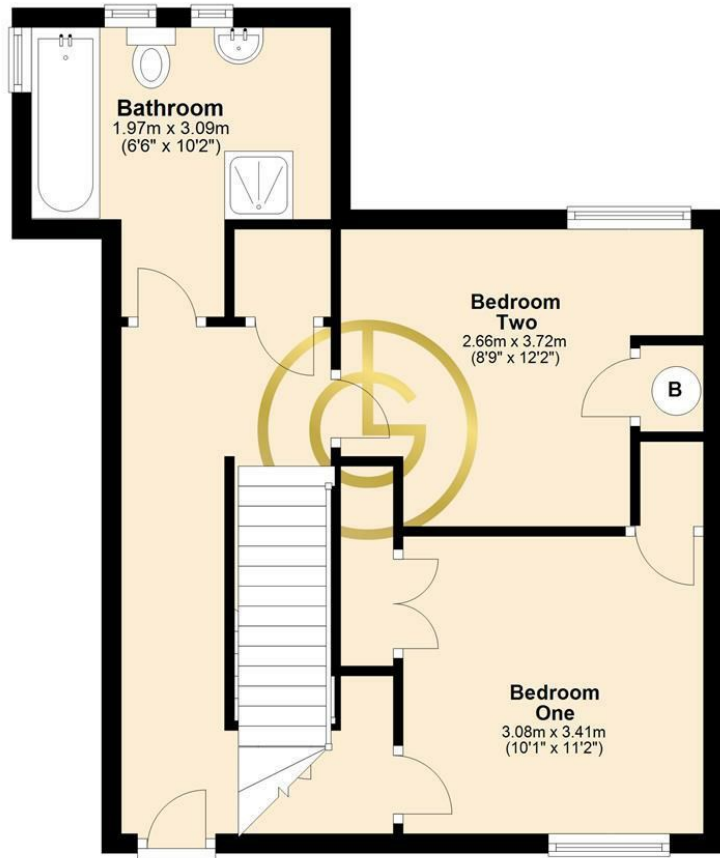






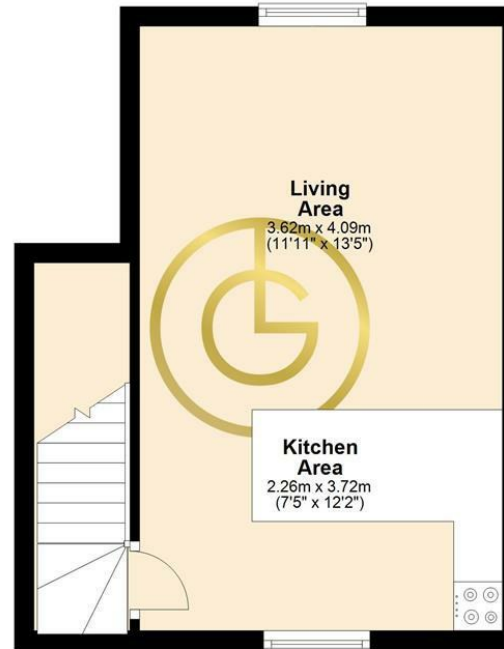
## Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



## First Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 71.5 sq. metres (769.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Nottingham Office Office on 0115 824 8333 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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