



**DavidJames**  
the estate agent

**53 Park Row, Nottingham, NG1 6GR**

**£1,400 Per Calendar Month**

# About This Property

Nestled at the entrance of the prestigious Park Estate in Nottingham, this stunning historic duplex apartment combines period charm with modern convenience. Boasting an array of original features, including high ceilings, intricate cornicing, and classic sash windows, this unique residence exudes timeless elegance. The private entrance opens into a welcoming hallway with beautiful wooden flooring and ample storage. The ground floor further offers two spacious double bedrooms, with bedroom one featuring built-in wardrobes and dual aspect windows that flood the room with natural light. The second bedroom is thoughtfully designed with a fitted desk area, perfect for a home office or study. There is also a four-piece suite bathroom. Ascend to the first floor, where the charming open-plan living space is bathed in light from large dual aspect windows. The modern kitchen is equipped with ample units and integrated appliances, seamlessly flowing into the lounge area, making it ideal for both relaxing and entertaining. Furnished to a high standard and benefitting from gas central heating, this apartment is ready to move in and enjoy. With allocated off-street parking for up to two vehicles directly in front of the property, convenience is at your doorstep. Located just a short stroll from Nottingham's vibrant city centre, this property offers the perfect blend of historic charm and city living. VIDEO TOUR AVAILABLE!

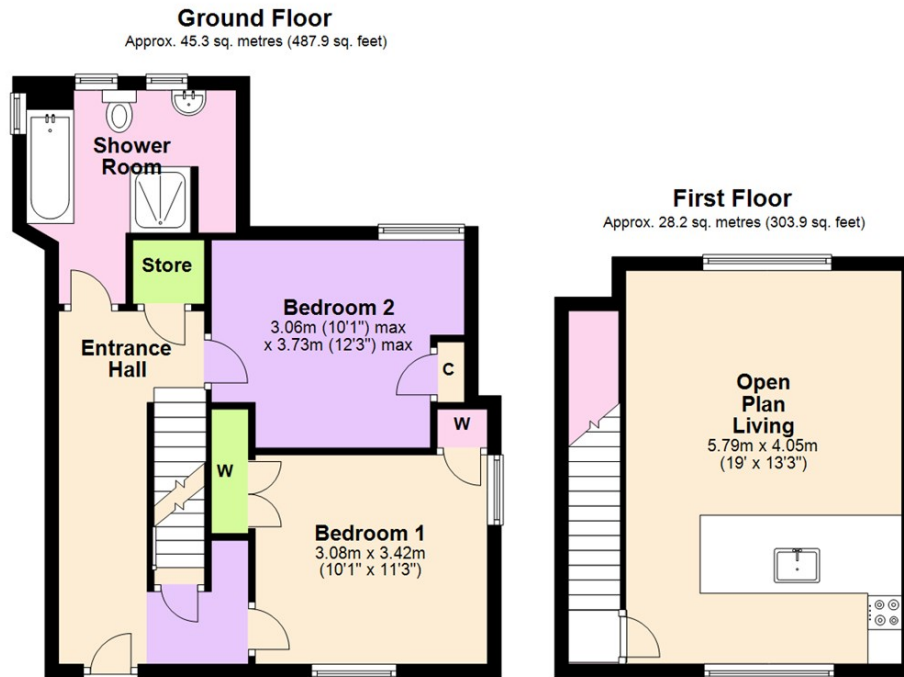
## TENANCY DETAILS

Available From: NOW  
Tenancy Term: Minimum 12 Months  
Furnishing: Furnished  
EPC Rating: E  
Council Band: C  
Pets: Not permitted



- Furnished duplex apartment in the historic Tower House
- Two double bedrooms (bedroom one with fitted wardrobes)
- Private entrance, hallway with ample storage
- Four-piece suite bathroom
- Open plan living with lounge and contemporary kitchen
- Kitchen boasts ample units and appliances
- Period features throughout, gas central heating
- Allocated off-street parking directly in front of the property
- Situated at the entrance of the highly sought-after Park Estate
- A short walk to the heart of Nottingham City Centre





Total area: approx. 73.6 sq. metres (791.7 sq. feet)



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**Council Tax Band: C**  
**Nottingham City Council**

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