



# TATTERSHALLS

NOTTINGHAM



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- Spacious Town House
- Generous Lounge/ Dining area
- Modern Kitchen
- Three Double Bedrooms

**Friars Court, Lenton Road, The Park, Nottingham, NG7 1EW**

**£280,000**

Delightful spacious three-bedroom town house, with generous lounge, modern kitchen and three good sized bedrooms. Offered with No Upward Chain. Viewing highly recommended.



## Property Description

Asking Price £280,000

Presenting this delightful three-bedroom town house in the highly regarded Park Estate.

Located in Friars Court, the property benefits from kitchen with a range of fitted units and access to converted garage which has previously been used as an office but is a multi purpose room. There is a generous sized lounge with entrance to the front of the property and stairs to first floor landing with large storage cupboard. Three spacious bedrooms, modern bathroom with three piece suite with shower over the bath and storage cupboard. Outside to the rear, there is a private courtyard area.

Viewing is highly recommended to appreciate the size of the accommodation.

Council Tax band D  
The house is Freehold.



Situated in the sought after area- The Park Estate, the property is walking distance to Nottingham City Centre with excellent rail links to London St Pancras. The Park is a private estate, once the deer grounds of Nottingham Castle and now one of Nottingham's most exclusive residential locations, home to a number of clubs including tennis and squash. The Park has a friendly atmosphere and is a welcoming community of professional people. Truly a village within the city centre- so the very best of both worlds!



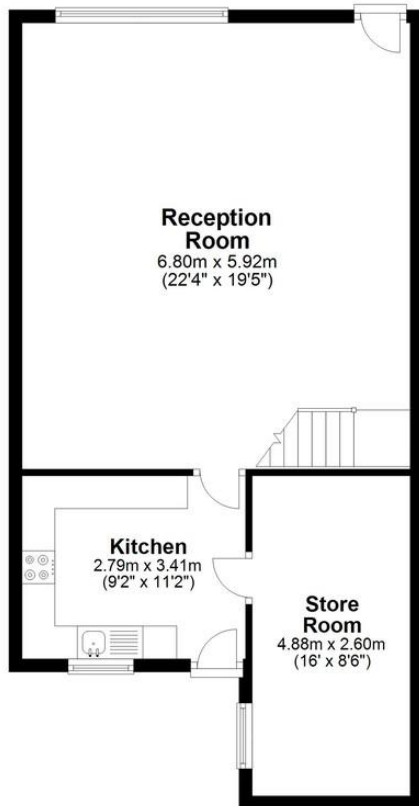
DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

#### Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.

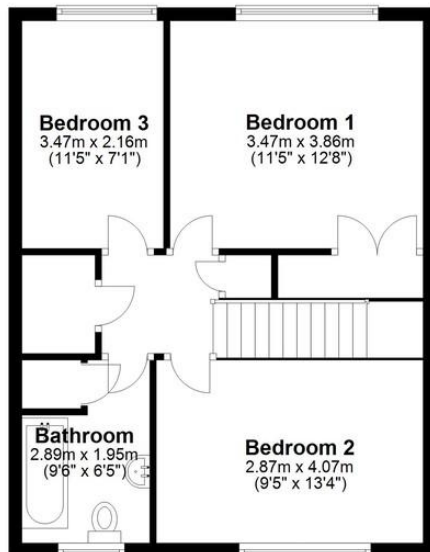
### Ground Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



### First Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Total area: approx. 112.6 sq. metres (1211.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 