



TATTERSHALLS
NOTTINGHAM



- First Floor Apartment
- Two Double Bedrooms
- Bathroom and En-Suite
- Spacious Living Area

Holles Crescent, The Park, Nottingham, NG7 1BZ

£290,000

Stunning first floor two double bedroom apartment within The Park Estate, situated on Holles Crescent. Viewing is highly recommended to appreciate the size of the accommodation on offer. Offered for sale with no upward chain.



Property Description

*** Asking Price £290,000***

Tattershalls are proud to present this stunning two bedroom apartment within The Park Estate, situated on Holles Crescent. Viewing is highly recommended to appreciate the size of the accommodation on offer.

This delightful apartment is situated on the first floor, accessible via a communal entrance, offering picturesque views of the Park Estate.

Upon entry, you're greeted by a spacious lounge adorned with a charming feature fireplace, decorative cornice, and a bay window, flooding the room with natural light. The fully fitted kitchen boasts modern amenities including a fridge/freezer, built-in microwave, dishwasher, washing machine, oven, breakfast bar, and tiled flooring. The tiled family bathroom features a luxurious roll-top bath, WC, wash hand basin with a fitted mirrored cupboard above, and a feature radiator with towel hanging.

Bedroom one enjoys the convenience of an en-suite shower room with a wash hand basin and low-level WC, while bedroom two offers a range of fitted shelving and a cupboard housing the boiler.

With a contemporary ambiance combined with its inherent charm and character, this property offers a unique living experience.

On-street parking is available, and residents can apply for a permit from The Park Estate office.





Located just a 10-minute walk from the City Centre, The Park Estate is renowned for its beauty and convenience. Local shops, bus routes, and amenities are all within easy reach, making this apartment an ideal choice for those seeking both elegance and practicality. Viewing is highly recommended to fully appreciate all that this property has to offer.

The current owner has informed us of the following:-

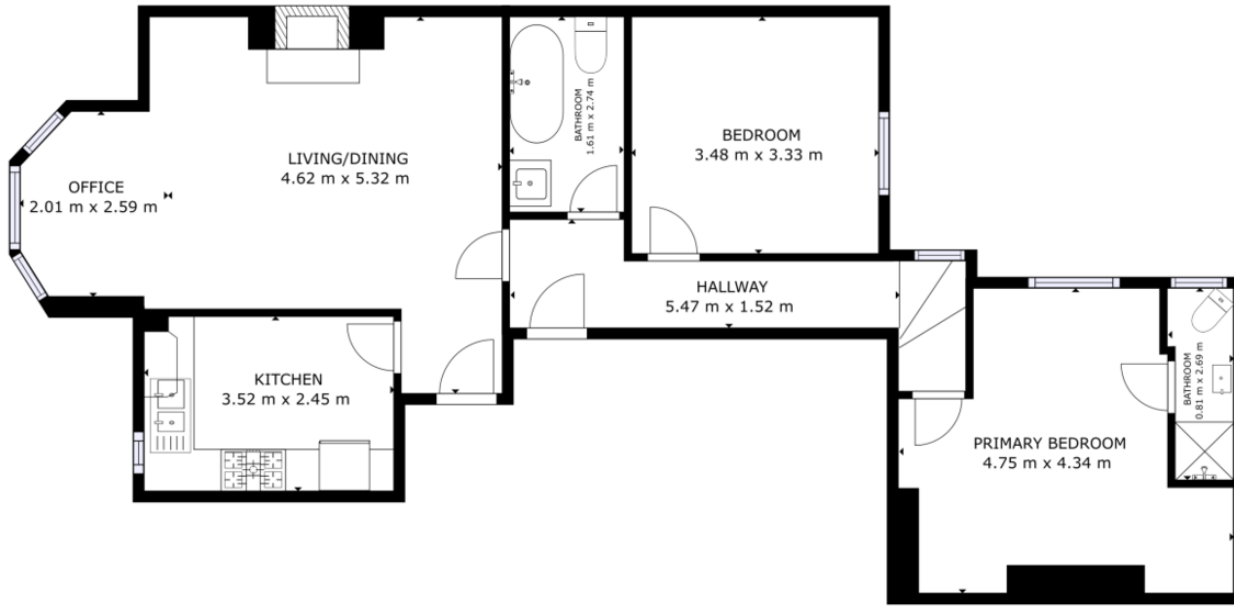
The apartment is leasehold and has approx. 965 years left on the lease.
Service Charge £1,020.
Council Tax Band D.



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



GROSS INTERNAL AREA
FLOOR 1: 79.83 m²
TOTAL: 79.83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements