

# Park Row

Nottingham  
NG1 6GR

**Asking Price £315,000**



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0115 841 1155



- Listed Unique Character Property
- Charming and Elegant
- Creatively Spanning Two Floors
- Two Bedrooms
- Jack & Jill Bathroom
- Living Room with Large Feature Windows
- Dining Kitchen
- Hallway/Many Features
- Small Enclosed Courtyard
- Driveway
- Internal Area Approx. 1000 sq ft



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## Key Features

Situated on the fringe of one of Nottingham's most sought-after locations lies 2 The Tower House, a most charming of property which must be viewed to be fully appreciated.

The flat is leasehold title with 101 years remaining on the Lease.

The Service Charge is £1,764 pa. Ground Rent is £250 pa. Council Tax Band D with Nottingham City Council - £2,225 pa - (all confirmed by our vendor).

FHP Living feel privileged to be offering for sale such a rare visitor to the open market in this delightful mix of period architecture, in one hand showing a quaint period cottage with tall handsome chimney, in the other, a neighbouring elegant period tower.

Affording the sort of comfort and convenience that one would associate with a property of this nature and displaying many features and characteristics, the property briefly comprises; gothic style entrance door with hallway, dining kitchen fitted with a range of units and appliances, two bedrooms and classic jack & gill bathroom with suite. In addition, a staircase ascends to the elegant living room featuring double aspect windows allowing natural light to flow and high-level ceiling. There is also a small, enclosed courtyard with access from the inner hallway. Viewing essential.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.







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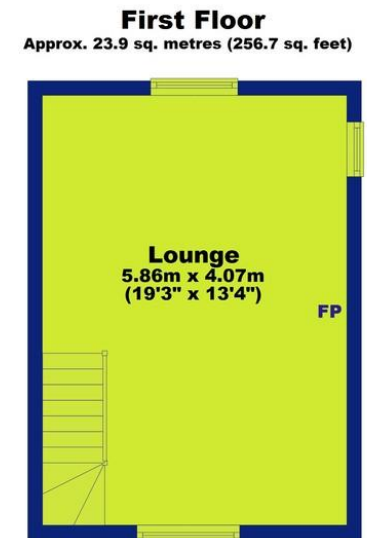
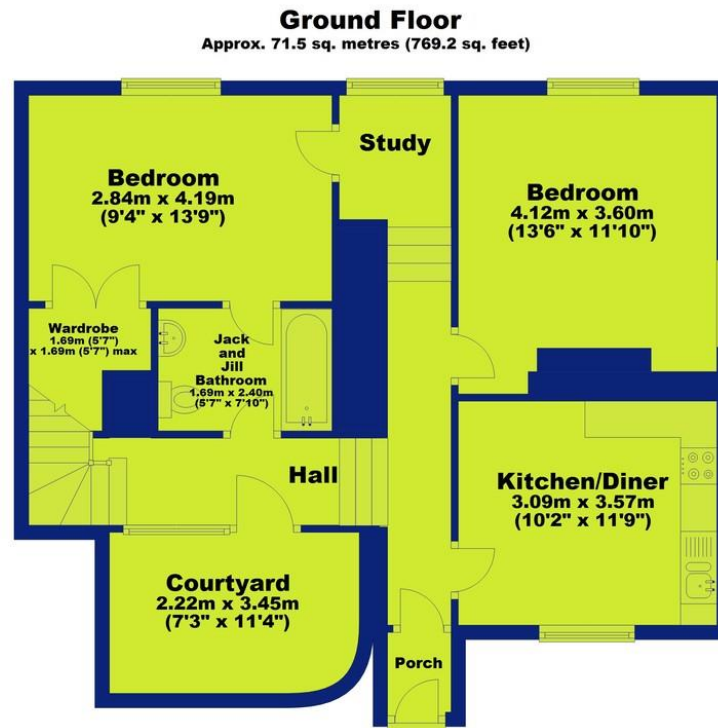


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**Total area: approx. 95.3 sq. metres (1026.0 sq. feet)**



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*Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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