

Western Terrace

The Park
Nottingham
NG7 1AF

Asking Price Of £345,000



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- Substantial Period Conversion
- Kitchen with Appliances
- Spacious Apartment
- Spacious Lounge with High Level Ceiling
- Private Entrance Hall
- Delightful Shared Garden with Decking
- Two Bedrooms
- Internal Area Approx.1299 Sqft
- Two Bath/Shower Rooms
- EPC Rating - C
- Wealth of Features and Characteristics

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Western Terrace, [The Park](#), Nottingham, NG7 1AF

Key Features

Situated in the prestigious Park Estate within one mile of the Nottingham City Centre lies apartment One, Broadgate. A delightful two bedroom apartment offering the sort of comfort and convenience that one would associate with a property of this nature.

Affording its own private entrance with staircase descending to a mezzanine floor, which can be used as a study, then to a lower level spacious lounge, with ornamental fireplace, ceiling cornicing and deep bay window incorporating French style doors which open onto a shared landscaped garden. The kitchen, which is situated off the lounge, features a range of units and appliances, and an inner hallway allows access to the two bedrooms and two bath/shower rooms, one being en suite to the master bedroom.

Leasehold - We have been advised by the vendor that the property is Leasehold. There are 98 years remaining on the Lease and we have been informed that there is a yearly service charge payable of £1200 per annum and ground rent at £50 per annum. We would also advise you check with your solicitor prior to exchange that these details are correct.

Council Tax Band - Council Tax Band B with Nottingham City Council.- £1875 per annum.

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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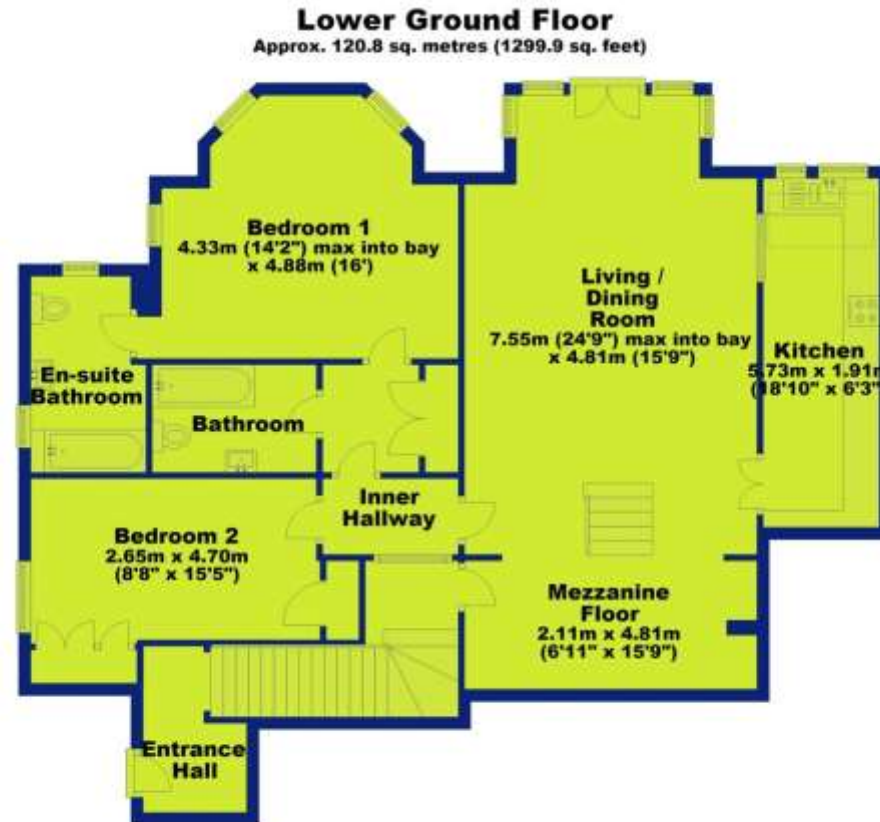


Video



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Total area: approx. 120.8 sq. metres (1299.9 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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