

# Park Edge, Barrack Lane

Nottingham  
NG7 1EZ

**Offers Over £399,000**



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- NO UPWARD CHAIN
- Stunning Duplex Penthouse Apartment with Far Reaching Views
- Private Entrance Area
- Underfloor Heating Throughout
- Two Bedrooms
- Two Luxurious Bath/Shower Rooms
- Semi Open Plan Lower Floor Living Space
- Balcony
- Upper Floor Lounge
- Stylish Kitchen Area with Neff Appliances
- Roof Terrace
- Secure parking/Tandem Parking Space
- Communal Gymnasium
- Electric Car Charging Point
- Internal Area Approx. 1280 Sqft



0115 841 1155



Location



Gallery



Video



Contact



Barrack Lane, Nottingham, NG7 1EZ

## Key Features

FHP Living are privileged to offer to the market this superbly presented Penthouse Apartment with beautiful views over the west side of the City and situated adjacent to one of Nottingham's most prestigious locations The Park Estate.

This impressive and immaculate contemporary apartment finished to an exceptional standard features a private entrance hall with storage facility and access to a spacious lounge providing a delightful balcony with far reaching views.

The entrance hall also leads to the two bedrooms both with access to two luxurious bath/shower rooms. The master bedroom benefiting from fitted bespoke wardrobes by Sharps and spacious en-suite bathroom with free standing bath.

Ascending to the first floor you are greeted by a beautiful light and airy versatile living space leading to a fabulous contemporary kitchen with integrated Neff Appliances and granite worksurfaces with a complimentary island unit. French windows lead onto the stunning roof terrace with its floating high quality porcelain tiled flooring and amazing views, a perfect place to relax and entertain.

The development itself consists of 16 apartments which all have access to a Communal Gymnasium and Lift. There is secure under croft basement parking allowing two tandem car parking spaces with electric car charging point.

This is a truly stunning TURNKEY apartment and VIEWING HIGHLY RECOMMENDED.

The flat is leasehold title with 995 years remaining on the Lease. The Service Charge is £3,827.49 pa and the Ground Rent is £200 pa (all confirmed by our vendor).

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.

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.







0115 841 1155



Location



Gallery

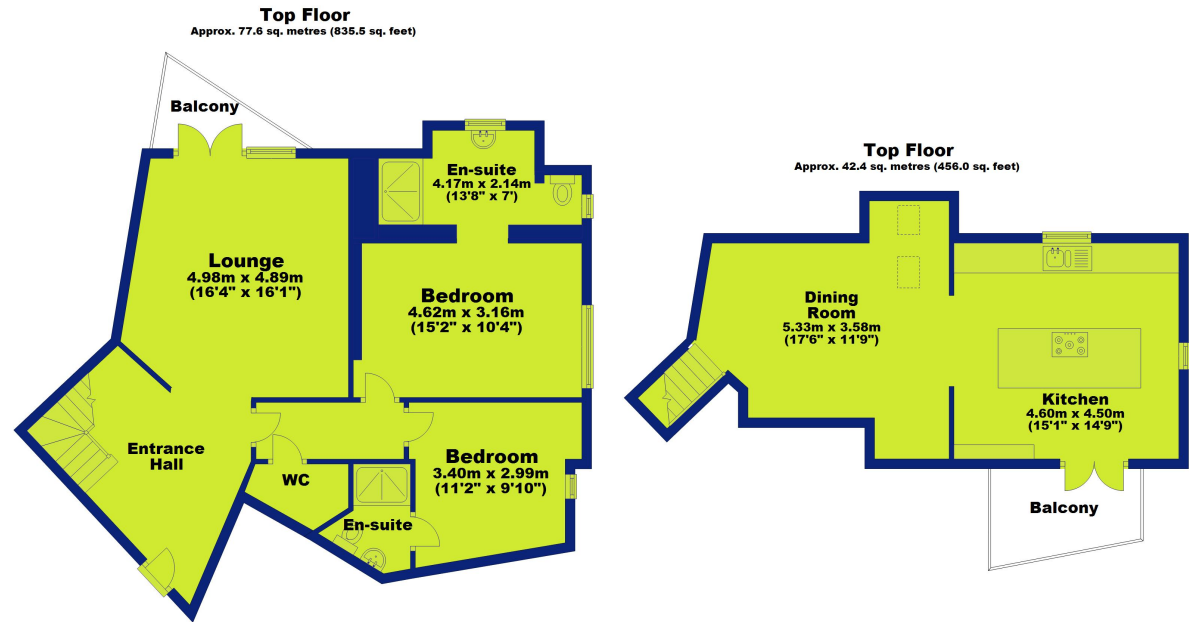


Video



Contact

Barrack Lane, Nottingham, NG7 1EZ



Total area: approx. 120.0 sq. metres (1291.5 sq. feet)



0115 841 1155



Location



Gallery



Video



Contact

Barrack Lane, Nottingham, NG7 1EZ



### 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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.