

The Bartons

Harrington Drive
Nottingham
NG7 1JQ

Asking Price Of £259,950



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- Beautiful Duplex Second Floor Apartment
- Meticulously Finished to a High Specification
- Spacious Sitting Room
- Stylish Kitchen/Dining Area with High Quality Integrated Appliances
- Two Double Bedrooms
- WC/Cloaks/Intercom system/Luxurious Bathroom
- Secure Undercroft Parking for One Vehicle
- Benefitting from a Communal Lift and Garden
- Internal Area Approx. 936 Sqft
- EPC Rating B

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 fhp.living
fhpliving.co.uk

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Key Features

FHP Living are pleased to offer to the market this fabulous and well-presented two-bedroom duplex apartment on the fringe of Nottingham City Centre.

This impressive and meticulously presented contemporary apartment features a private entrance hall offering cloaks/WC off with fitted storage unit and access to a light spacious lounge, dining kitchen which is fully fitted providing high quality integrated appliances such as CDA washer/dryer, dishwasher/fridge freezer and extractor hood together with Bosch induction hob and granite worksurfaces.

The entrance hall also leads to the two double bedrooms, (the second benefitting from fitted wardrobes), via an ascending staircase and both serviced by a luxurious bathroom with Porcelanosa fittings.

The development itself consists of seven apartments which all have access to a Communal Lift and garden. There is secure under croft parking with one allocated car parking space.

VIEWING HIGHLY RECOMMENDED.

The flat is leasehold title with a share of the freehold and 992 years remaining on the Lease.

The Service Charge is £1500 pa.

Council Tax Band C with Nottingham City Council - £2,143.69 pa - (all confirmed by our vendor).

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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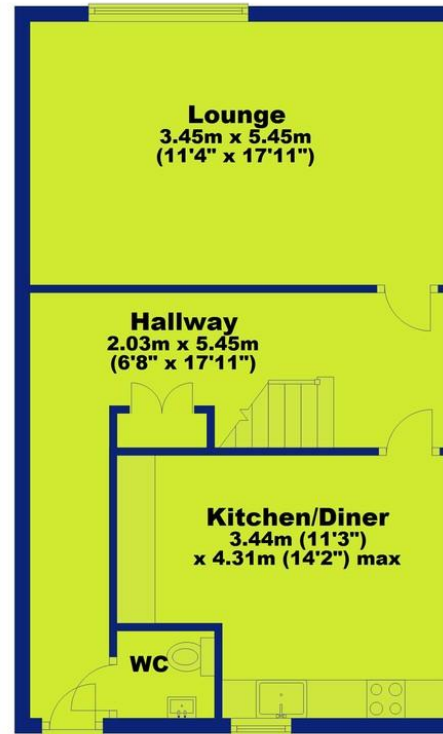
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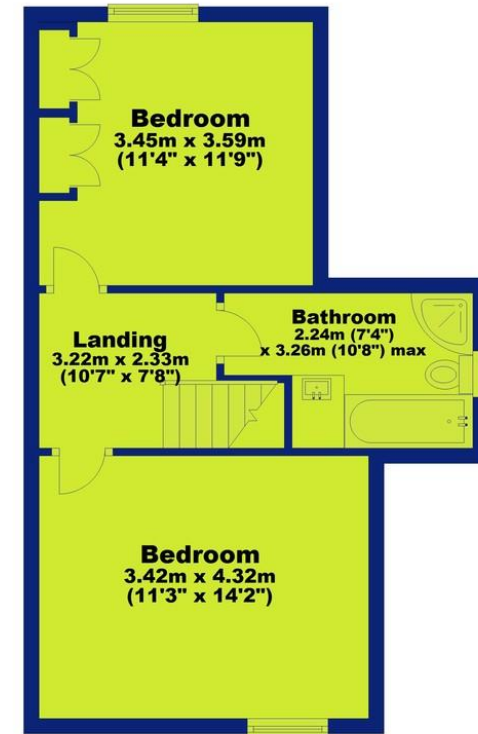
First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Second Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 89.5 sq. metres (963.6 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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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