

# Pelham Crescent

The Park  
Nottingham  
NG7 1AU

**Asking Price Of £145,000**



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Location



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Video



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0115 841 1155



- Elegant Period Conversion
- Studio Apartment
- Recently Fitted Kitchen Area with Appliances
- Elegant Entrance Hall
- Communal Garden
- Living/Bedroom Area
- Shower Room
- Patio
- Internal area approx. 370 sq. feet
- EPC Rating C

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## Key Features

An opportunity to acquire a well presented studio apartment with access to a delightful patio area and communal garden.

Accommodation and features briefly comprise: Open plan lounge, bedroom and kitchen areas with modern fitted units and appliances, attractive pull down furniture bed unit, high level ceiling and large bay window incorporating a French style door. In addition there is a modern shower room with suite and viewing is recommended.

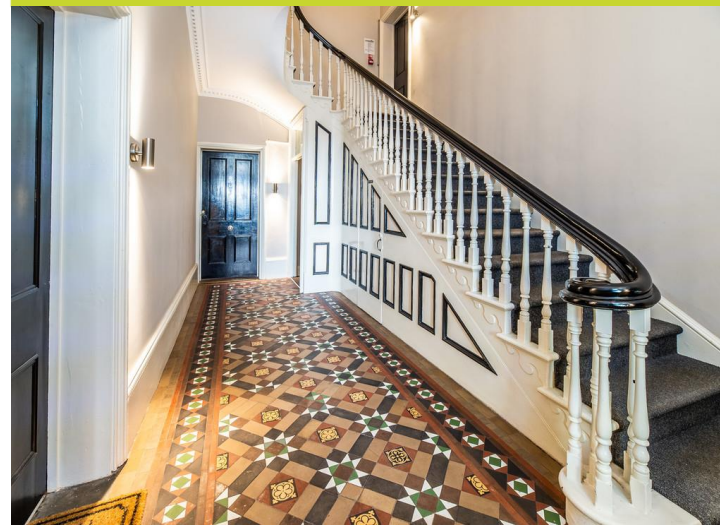
The flat is leasehold title with 986 Years remaining on the Lease.

The Service Charge is £1200 pa, Ground Rent is £200 pa Council Tax Band A - with Nottingham City Council (all confirmed by our vendor).

The Park Estate was originally created from Nottingham Castle's deer park and is now recognised as one of Nottingham's finest residential locations, holding praise to notable architects such as PF Robinson, Watson Fothergill and TC Hine who designed many of the properties that are seen here today.

It was not until the late 1800's that the Park was becoming recognised as more of an estate with some 400 houses being erected by 1887. Former residents of The Park include national figures such as Sir Paul Smith, AJ Mundella, Sir Jesse Boot and Sir Albert John Player.

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.



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**Flat 1, 7 Pelham Crescent, The Park, Nottingham NG7 1AU**

APPROX. TOTAL GROSS INTERNAL FLOOR AREA 370.0 SQ FT 34.4 SQ METRES

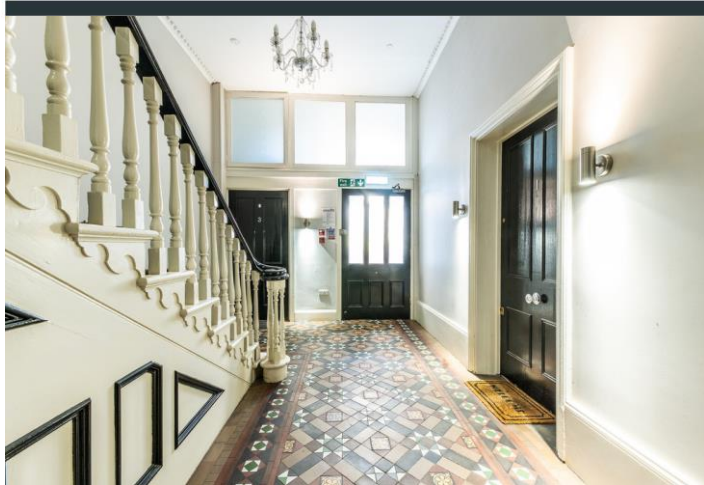
**Ground Floor**



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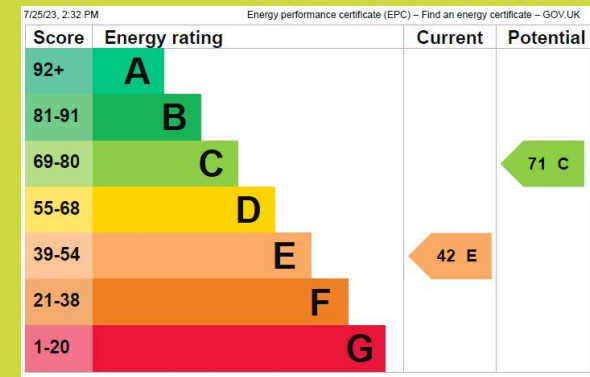


### Interested in this home?

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



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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.