

13 Lenton Avenue

Nottingham  
NG7 1DX

**Asking Price Of £495,000**



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0115 841 1155



- Delightful Garden Apartment
- Spacious Lounge with Bay Window
- Kitchen Fitted with Modern Units & Appliances
- Two Bedrooms
- Bathroom with Suite
- Entrance hall with Storage Cupboard
- Small Inner Hallway.
- Enclosed Courtyard
- Large Established Garden
- Internal Area Approx. 2102 Sq ft
- EPC Rating D
- VIEWING RECOMMENDED

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## Key Features

Occupying the ground floor of this substantial former period home, which are now three apartments. FHP Living are pleased to offer for sale this spacious two-bedroom apartment with large established garden and terrace. Situated towards the edge of this highly regarded location, offering easy access to the city centre and its associated amenities.

The property itself affords many features together characteristics and briefly comprises: communal entrance hall with Minton tiled floor, private entrance hall with deep storage cupboard, spacious lounge with large bay window, high level ceiling and delightful feature fireplace. The kitchen has been fitted with a modern range of units and appliances, together with work surface areas and access to an enclosed courtyard. The small inner hallway which lies adjacent, provides access to a bedroom and bathroom with suite. Whilst the guest bedroom is found off the main entrance hall.

The lower floor of the building features large cellars.

Outside, there is a large established garden area predominantly lawned with borders, affording gated access onto Hardwick Road.

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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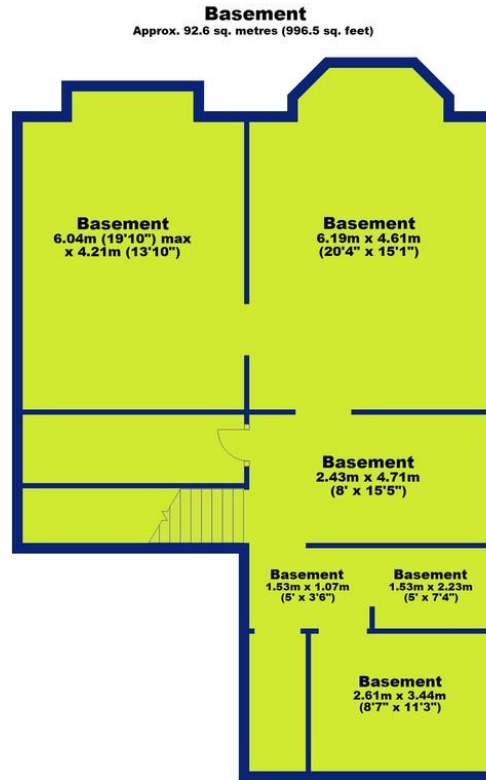


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**Total area: approx. 195.3 sq. metres (2102.3 sq. feet)**

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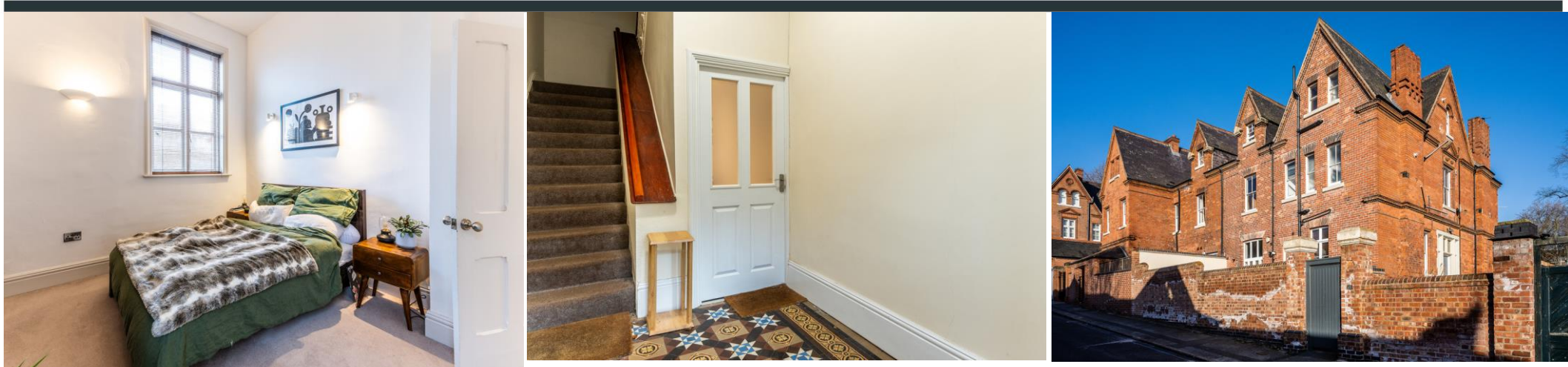


Video



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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		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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