

# Newcastle Drive

The Park  
Nottingham  
NG7 1AA

Asking Price Of £569,950



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0115 841 1155



- Substantial Period Garden Apartment
- Versatile Accommodation
- Three Bedrooms along with three Bath/Shower Rooms
- Three Bath/Shower Rooms
- Kitchen, Dining Room and Bar Room
- Rear Entrance
- Spacious Lounge, Library
- Established Garden
- Storage areas, Garage
- Internal Area Approx. 3,000 Sqft including Basement/Cellars
- EPC Rating F



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## Key Features

Affording a wealth of features and characteristics which epitomises the era of design, the accommodation on offer briefly comprises: communal and private entrance, with inner hallway incorporating decorative panelling, allowing access to a variety of versatile living space, including kitchen, fitted with a modern range of units and appliances, dining room with access to a bedroom with small en-suite shower, storage areas, bar area, bedroom with a split en suite facility and French style doors which lead out onto the garden. In addition, there is a spacious lounge with bay window allowing natural light to flow, partial wall panelling, high level ceiling with cornicing and feature ornamental fireplace.

The adjacent rear entrance hall/library also features a high level ceiling with access via double doors to the garden.

The master bedroom can also be found on this level, featuring a high level ceiling with cornicing and turret style en suite bathroom.

Outside, the garden area is established with an old circular pool, patio and large shed.

The property also features a garage measuring 16,4 x 15,7 which is situated within the neighbouring 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.

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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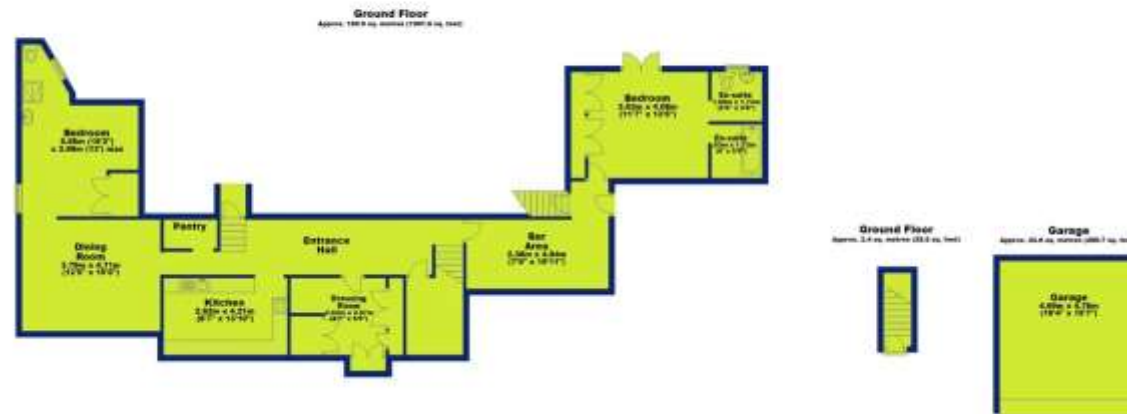
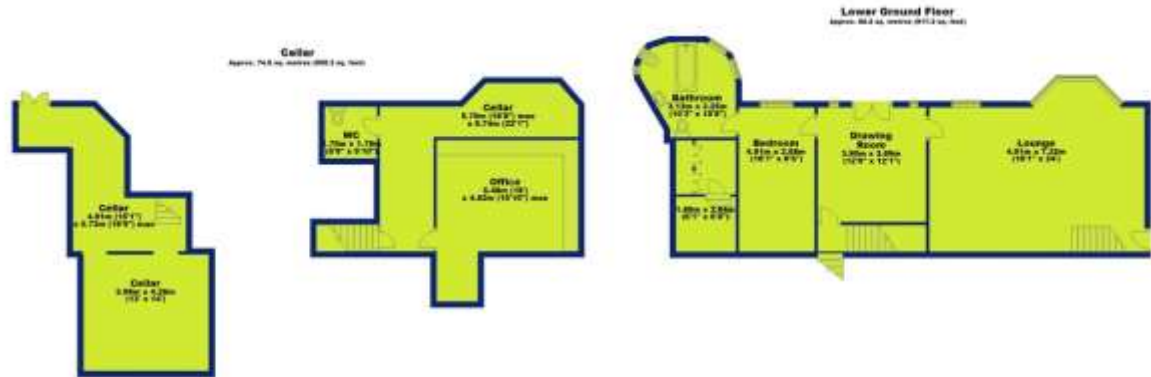


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Total area: approx. 367.1 sq. metres (3965.2 sq. feet)





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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		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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