

Cavendish Crescent South

The Park
Nottingham
NG7 1EN

Asking Price Of £325,000



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0115 841 1155



- Stylish Duplex Two Bedroom Apartment
- Substantial Conversion
- Gated Parking Space
- Elegant Communal Entrance Hall
- Private Entrance Hall
- En-Suite Facility to the Master Bedroom
- Open Plan Lounge/Kitchen
- Many Features
- Modern Fitted Kitchen with Appliances
- Internal Area Approx. 978 Sqft
- EPC Rating E



Cavendish Crescent South, The Park, Nottingham, NG7 1EN

Key Features

Approached via a spacious communal entrance hall with high level ceiling and staircase rising to the second floor and in turn the apartment.

Designed to a specification which will appeal to the discerning purchaser and offering the sort of comfort and convenience that one would associate with a property of this calibre, this stylish duplex apartment briefly comprises; entrance hall with staircase ascending to the upper floor bedrooms, spacious open plan lounge with large bay window allowing natural light to flow, incorporating a modern fitted kitchen area with appliances, attractive bathroom with modern suite, two upper floor bedrooms, the master featuring a modern en suite facility and gated parking space. Viewing highly recommended.

Leasehold information all confirmed by our vendor:

There are approximately 992 years remaining on the lease, the service charge is £3000 pa, no ground rent. This property has a share of the freehold of the Management Company. However, these details should be checked with your solicitor prior to completion. Council tax with Nottingham City Council - Band A (£1607 pa).

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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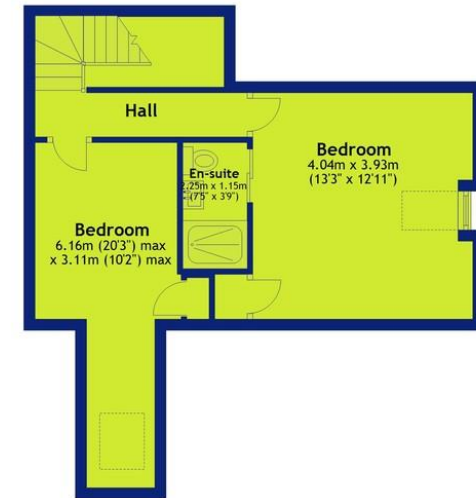
1 Cavendish Crescent South, The Park, Nottingham, NG7 1EN



Second Floor
Approx. 51.3 sq. metres (552.7 sq. feet)



Third Floor
Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 90.9 sq. metres (978.6 sq. feet)

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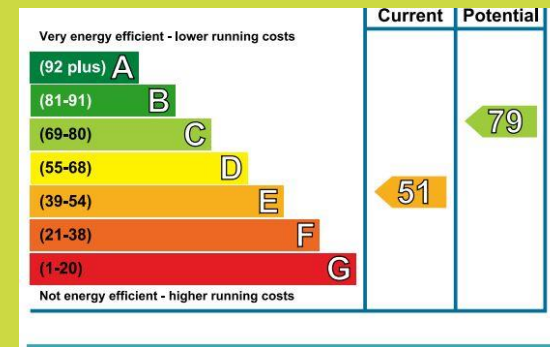


Interested in this home?

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



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