

# Ashley House

Park Drive  
The Park  
NG7 1DB

**Asking Price Of £685,000**



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- Prestigious Park Estate
- Elegant Period Conversion
- Duplex Residence
- Three Bedrooms
- Two Modern Bath/Shower Rooms
- Spacious Drawing Room with Feature Fireplace
- Stylish Recently Fitted Kitchen with Appliances
- Utility/Large Storage Cupboard
- Entrance Hallway
- Garden Area and Patio
- Beautiful Landscaped Garden
- Internal Area Approx. 1765 Sq ft
- EPC Rating D

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## Ashley House, Park Drive, The Park , NG7 1DB

### Key Features

This stunning period conversion in the prestigious Park Estate offers a visually appealing layout across two floors. From the communal entrance, step into a private entrance hall boasting a generous storage cupboard. The drawing room exudes grandeur with its high ceilings, ornate cornicing, and a striking fireplace, complemented by large French-style doors that bathe the space in natural light. This floor further comprises two bedrooms and a modern shower room, conveniently offering Jack and Jill access to bedroom three.

The staircase descends from the drawing room to discover a spacious, recently fitted contemporary kitchen, adorned with stylish units, quartz worktops, and a captivating fireplace. Further enhancing the property's allure are a utility room, an additional bedroom with dressing area, and an en-suite bathroom.

Outside, an inviting garden adorned with shrubs and a sizable sunken patio offers an ideal retreat, while gated parking adds convenience and security to this exceptional residence.

Leasehold - We have been advised by the vendor that the property has a share of the freehold. There are approx.970 years remaining on the Lease. We have been informed that there is a yearly service charge payable of around £1942 per annum. Council Tax Band F with Nottingham City Council.

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.



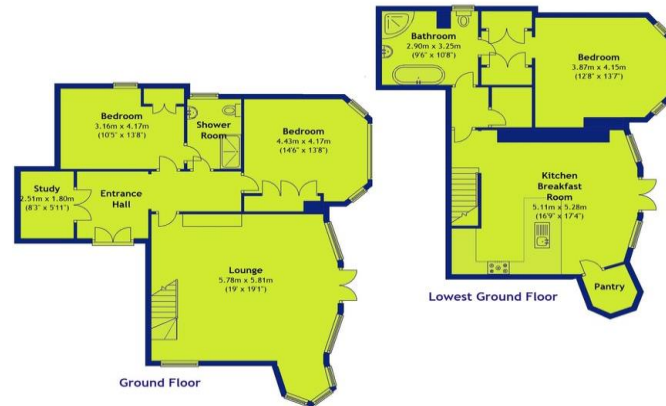


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APPROX. TOTAL GROSS INTERNAL FLOOR AREA 1774.0 SQ FT 164.8 SQ METRES

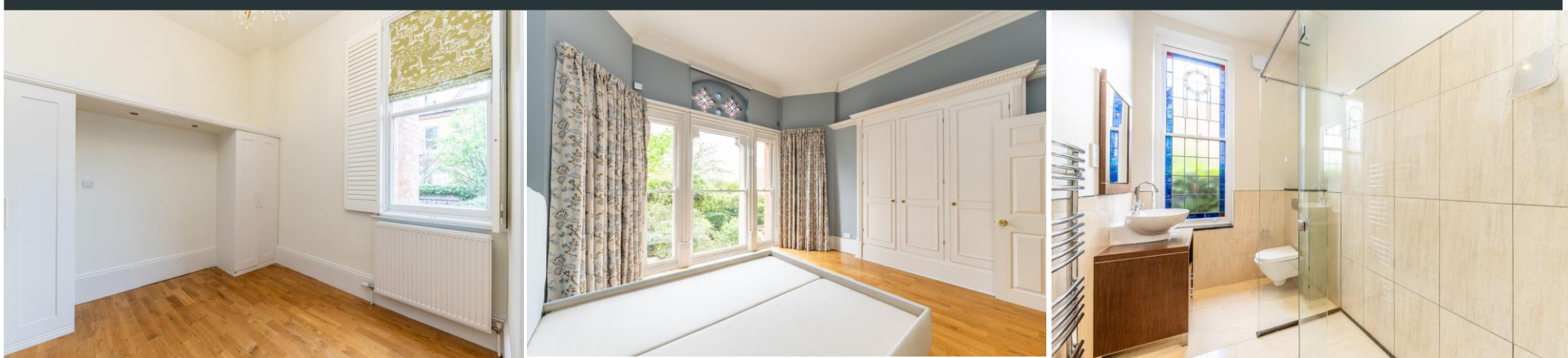


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate. No responsibility will be taken for any error, omission or misstatement. These plans are for representation purpose only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation

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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             |         | 76 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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