

Park Edge, Barrack Lane

Nottingham
NG7 1EZ

Asking Price Of £315,000



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0115 841 1155



- First Floor Apartment
- Underfloor Heating Throughout
- Three Bedrooms
- Spacious Open Plan Lounge/kitchen
- Stylish Kitchen area with NEFF Appliances
- Inner Hallway
- Two Stylish Bath/Shower Rooms
- Lift Access
- Communal Gymnasium
- Secure Allocated Parking for One Car
- Internal Area Approx.1196 sq ft
- EPC Rating B



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Key Features

This contemporary apartment is well presented and flows well. As you enter, you're greeted by an inner hallway that leads to a spacious open plan lounge/kitchen. The kitchen is fitted with a range of modern units and Neff appliances, creating a stylish and functional space. The living area is bright and airy, with a Juliette balcony that floods the room with natural light.

From the entrance hall, a hallway leads to the three bedrooms, one of which has an en-suite shower room. Each bedroom offers comfortable living space and serviced by an additional bathroom suite.

The development consists of 16 apartments, all of which have access to a communal gymnasium and a lift for convenience. Additionally, there is secure undercroft basement parking available, providing allocated parking for each apartment.

Overall, this apartment offers a convenient lifestyle in a contemporary setting, with high-quality amenities and a sleek design. This is a truly wonderful apartment and not to be missed!

The flat is leasehold title with 994 years remaining on the Lease. The Service Charge is £200 pa and the Ground Rent is £3027 pa (all confirmed by our vendor and to be checked by your solicitor prior to completion).

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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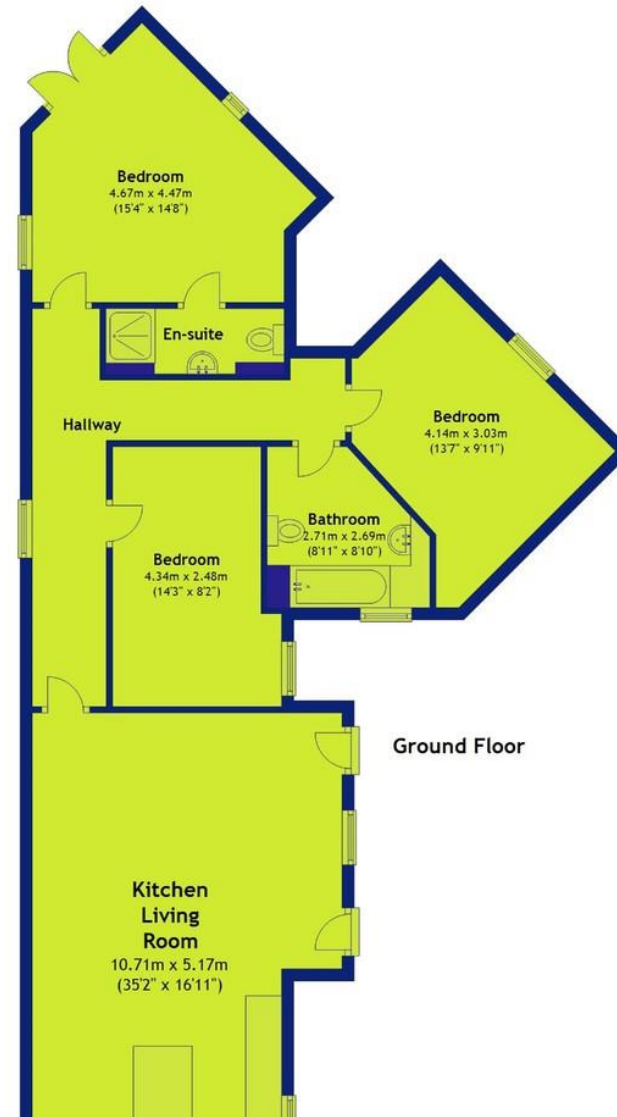


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Total area: approx. 109.3 sq. metres (1176.7 sq. feet)



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Interested in this home?

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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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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