

# Lenton Avenue

The Park  
Nottingham  
NG7 1DX

**Asking Price Of £285,000**



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0115 841 1155



- Prestigious Park Estate
- Imposing Period Conversion
- Top Floor Apartment
- Well Presented Interior
- Two Bedrooms
- Two Bath/Shower Rooms
- Lounge
- Dining Kitchen
- Communal & Private Entrance Hall
- Car Parking Space
- Internal Area Approx. - 1180 Sqft

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Lenton Avenue, The Park, Nottingham, NG7 1DX

## Key Features

Situated in the highly regarded and locally renowned Park Estate, one of Nottingham's best kept secrets.

An opportunity to acquire a well-presented top floor apartment forming part of this substantial period conversion, positioned within easy reach of the Iconic Nottingham Castle and bustling city centre with its many shops, bars and restaurants.

Affording the sort of comfort and convenience that one would associate with a property of this nature, offering many features and characteristics this delightful home briefly comprises; communal staircase ascending to the apartment with private entrance hall, dining kitchen fitted with a range of units and appliances, lounge, two bedrooms with master en-suite and further bathroom with suite.

In addition there is an off road parking space and viewing is highly recommended.

The vendor has advised us of the following information regarding the property but this will need to be confirmed with your solicitor prior to completion. There are approximately 964 years remaining on the Lease and we have been informed that the service charge is paid on an adhoc basis. This apartment has a share of the freehold (with leasehold title).

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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Total area: approx. 110.2 sq. metres (1186.1 sq. feet)

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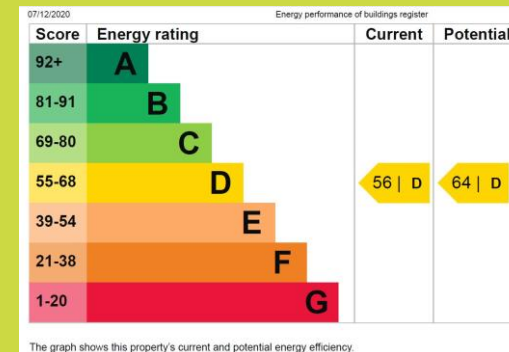


## Interested in this home?

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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