

Park Rock, Castle Boulevard

Nottingham
NG7 1RU

Offers Over £245,000



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0115 841 1155



- First Floor Apartment, Two Double Bedrooms
- Bathroom with Suite, Separate Shower
- Positioned on the Edge of the Nottingham Park Estate
- Gated Parking Space
- Popular Purpose Built Development
- Communal Gardens
- Lounge with Balcony Off
- Internal Area Approx. 855 Sqft
- Hallway
- Ideal for First Time Buyers or Investors
- Modern Dining Kitchen with Integrated Appliances



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Key Features

An opportunity to acquire a contemporary and stylish first floor apartment within the popular Park Rock development. The apartment offers a range of attractive features. Here's a brief overview:

Communal Entrance Hall: Welcoming and well-maintained, providing access to the first floor via a staircase leading to the communal landing.

Private Entrance Hall: Upon entering the apartment, you're greeted by your own private space, offering a sense of privacy and security.

Two Double Bedrooms: Both bedrooms are spacious and feature substantial fitted sliding robes, offering plenty of storage space.

Bathroom: Modern and stylish, the bathroom features a contemporary suite and a separate shower, adding convenience and luxury.

Dining Kitchen: The kitchen is fitted with a modern range of units and integrated appliances, making cooking and dining a pleasure.

Light and Airy Lounge: The lounge is designed to be bright and welcoming, providing a comfortable space for relaxation. An added bonus is the balcony, offering a view of the communal parking and garden area, perfect for enjoying some fresh air and outdoor views.

In addition the property benefits from a gated parking space and communal landscaped grounds and is located on the edge of the prestigious Park Estate.

Overall, this apartment offers a blend of comfort, style, and practicality, making it an appealing choice for those seeking a modern urban lifestyle with convenient access to amenities. Viewing recommended.

The vendor has advised us of the following information regarding the property however, this will need to be confirmed with your solicitor prior to completion. There are approx. 977 years remaining on the Lease and we have been informed that there is a yearly service charge payable of approx. £2,369 per annum with the ground rent included.

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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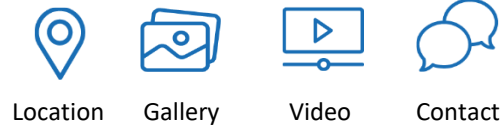
Ground Floor

Approx. 79.5 sq. metres (855.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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