

Pelham Crescent

The Park
Nottingham
NG7 1AU

Asking Price Of £199,950



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- Period Conversion
- Top Floor Apartment with a Well-Presented Interior
- Fabulous Views
- Elegant Entrance Hall
- Lounge
- Kitchen with Appliances
- Bedroom
- Shower Room
- Communal Garden Area
- Internal Area Approx. 457 sq ft
- EPC Rating D

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Key Features

Forming part of this substantial period conversion in one of Nottingham's most prestigious locations, an opportunity to acquire a delightful top floor apartment offering fabulous views.

Approached via an impressive communal main hallway, the accommodation itself briefly comprises; entrance hall, lounge with delightful views, separate kitchen fitted with a range of units and appliances, bedroom again with views and shower room with modern suite.

In addition there is a communal garden area and viewing is recommended.

Leasehold - We have been advised by the vendor that the property is Leasehold. There are 997 years remaining on the Lease and we have been informed that there is a yearly service charge payable of £1615 per annum. Ground Rent £200 per annum. Council Tax Band A - 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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Second Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 42.5 sq. metres (457.9 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		
69-80	C		
55-68	D	57 D	62 D
39-54	E		
21-38	F		
1-20	G		

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