

# Holles Crescent

The Park  
Nottingham  
NG7 1BZ

**Offers Over £275,000**



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0115 841 1155



- Period Conversion
- Popular Location
- First Floor Apartment
- Two Bedrooms
- Two Bath/Shower Rooms
- Fitted Kitchen with Appliances
- Lounge with Bay Window & Feature Fireplace
- Hallway
- Internal Area Approx. 806 Sqft
- EPC Rating C



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## Holles Crescent, The Park, Nottingham, NG7 1BZ

### Key Features

Offering easy access to Nottingham's iconic castle, the city centre, and its associated amenities, this delightful first-floor apartment must be viewed to be fully appreciated.

Upon arrival, you are welcomed by a communal entrance hall leading up to the first-floor landing. From there, you enter the apartment's private entrance hall, providing a gateway to the property's thoughtfully designed accommodation.

The well-appointed lounge is a standout feature, showcasing a large bay window that floods the room with natural light, complemented by wooden flooring and a high level ceiling that enhances the sense of space. In addition, there is an elegant ornamental feature fireplace that adds a touch of sophistication to the room.

Adjacent to the lounge is the modern kitchen, fitted with a range of units and appliances, making it a functional space for cooking.

The apartment offers two bedrooms, the master of which includes a modern en-suite shower room, providing a private retreat. The second bedroom is served by an additional bathroom located off the hallway, ensuring convenience for guests or family members.

This charming apartment combines some period features with modern amenities, creating a perfect blend of comfort and style. Its prime location offers easy access to the best of Nottingham's dining, shopping and entertainment experiences, making it an ideal home for those seeking a vibrant urban lifestyle.

The flat is leasehold title with 965 years remaining on the Lease. Council Tax Band D with Nottingham City Council. The Service Charge is £720 (all confirmed by our vendor and should be checked by your solicitor on 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.





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### First Floor

Approx. 74.9 sq. metres (806.3 sq. feet)







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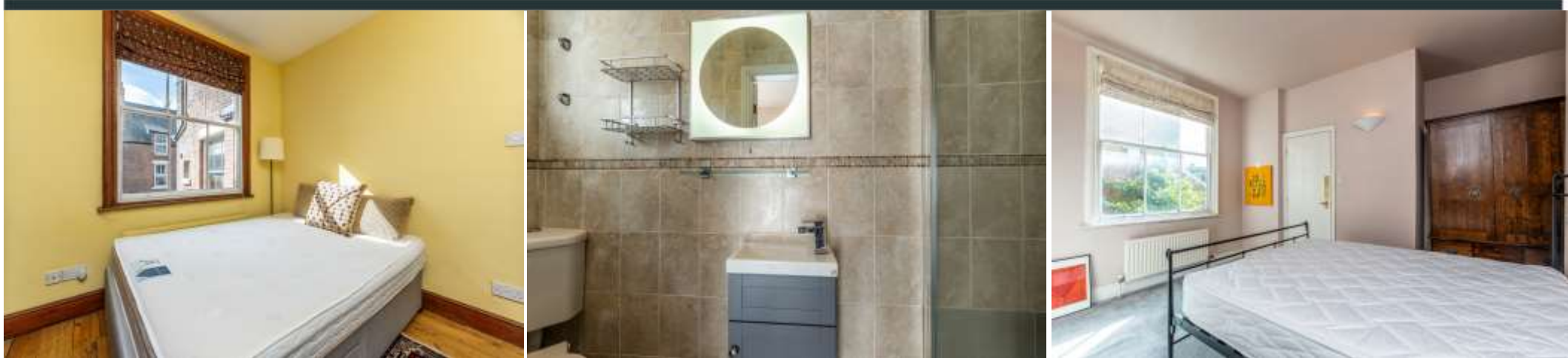


Video



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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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Nottingham  
NG2 6AU

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Nottingham  
NG1 2GB



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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.