

# 9 Tennis Drive

The Park  
Nottingham  
NG7 1AE

**Asking Price Of £465,000**



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Location



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0115 841 1155



- Popular Park Location/Modern Town House
- Spanning Three Floors
- Three Bedrooms/Two Bathrooms
- Open Plan Lounge/Dining Room
- French Style Doors to a Small Balcony
- Separate Kitchen with Units & Appliances
- Utility Room/Cloaks/WC
- Integral Double Garage, Rear Courtyard/Garden
- Internal Area Approx. 2076 Sqft
- Tenure - Freehold

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 fhp.living  
fhpliving.co.uk

9 Tennis Drive, The Park , Nottingham, NG7 1AE

## Key Features

Situated in the prestigious Park Estate enjoying a prime location opposite The Castle Tennis Club and overlooking woodland, FHP Living is pleased to offer for sale this modern townhouse with the accommodation creatively arranged over three floors.

Upon entering the ground floor, you are greeted by an entrance hall featuring a cloaks/WC and utility room. There is also a personal door leading to the integral double garage and a staircase ascending to the upper floors.

The first floor hosts a spacious lounge/dining room, which boasts French-style doors opening onto a small balcony. Adjacent to this is a separate kitchen, fitted with a range of units and appliances. Additionally, there is access to the rear courtyard from this level.

The second floor comprises three bedrooms, including a large master bedroom with an en-suite bathroom. A further family bathroom with suite serves the other two bedrooms, ensuring comfort and convenience for all occupants.

This property combines modern living with the prestige of an exclusive estate, offering space and a thoughtfully designed layout which invites you to enjoy city centre life. With everything from trendy cafes, restaurants, and shops to cultural attractions right at your doorstep. Living in the heart of the city often means easy access to public transport, a walkable environment, and a bustling social scene, making it ideal for those who thrive on convenience and urban living whilst relishing the beauty of the natural landscape.



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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		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.