

# 2, 25 Park Valley

The Park  
Nottingham  
NG7 1BS

**Guide Price £325,000**



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- Two-bedroom first floor apartment
- Period conversion
- Spacious lounge
- Dining kitchen
- Bathroom
- Large private entrance hall
- Tennis Court views
- Viewing essential!
- Council Tax Band - E
- Tenure - Leasehold

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## Key Features

Elegant Victorian Apartment in Prestigious Park Estate

Nestled in the heart of the highly sought-after Park Estate, this exquisite first-floor apartment is part of a delightful Victorian conversion, offering timeless elegance, period charm, and picturesque views of the tennis courts. Boasting high ceilings, cornicing, and character features, this spacious home seamlessly blends classic architecture with modern convenience.

Accessed via both a communal entrance hall, leading to a generously proportioned private hallway that sets the tone for the rest of the property.

A well-appointed lounge, featuring a fireplace, high ceilings with cornicing, and large windows that offer delightful views of the tennis courts, flooding the room with natural light.

A well-designed kitchen and dining area, featuring an ornamental period fireplace, a range of traditional units with tiled work surfaces, sink and drainer, and integrated appliances. In addition, a walk-in pantry with built-in shelving provides ample storage space.

Both spacious bedrooms boast high ceilings, cornicing, and views overlooking the tennis courts.

A spacious bathroom accessible from both the hallway and kitchen, featuring a three-piece suite and a built-in boiler/airing cupboard.

A separate cloakroom/WC from the hallway adds further convenience with a small adjacent storage room affording additional practicality.

Positioned in a quiet yet central location, offering a combination of privacy and convenience. Set within the exclusive Park Estate, known for its historic charm, private roads, and beautifully maintained surroundings.



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### First Floor

Approx. 130.7 sq. metres (1406.6 sq. feet)



Total area: approx. 130.7 sq. metres (1406.6 sq. feet)



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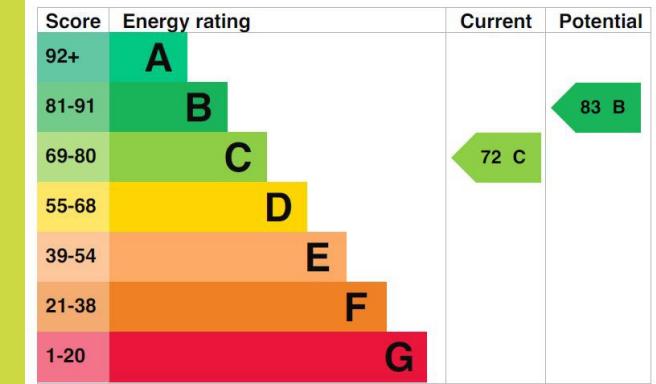


*Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
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NG2 6AU

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Nottingham  
NG1 2GB



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