

# The Ropewalk

The Park  
Nottingham  
NG1 5DZ

**Offers In Excess Of £299,950**



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0115 841 1155



- Two-bedroom apartment located in the sought-after Park Estate
- Spacious open plan living with bay window & high ceilings
- Modern kitchen with stylish units & integrated appliances
- Egger hardwood flooring throughout
- Luxury bathrooms with underfloor heating
- Infrared ceiling heating
- Private terrace
- Off-road parking space
- EPC Band D / Council Tax Band G
- Leasehold



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## The Ropewalk, The Park, Nottingham, NG1 5DZ

### Key Features

FHP Living is pleased to offer this stylish and modern two-bedroom apartment at Oxford Heights, set in a beautiful area with fantastic views over The Park Estate and beyond.

The building blends classic Victorian character with a smart, high-quality finish throughout. From the moment you walk into the main entrance, there's a real sense of style and quality.

Inside the apartment, you'll find Egger hardwood flooring, high-end bathrooms with underfloor heating, and fittings from Villeroy & Boch and Grohe. Infrared ceiling heating keeps things warm while keeping the walls free, so you can set up your furniture however you like.

The layout includes a bright and spacious open-plan living, dining, and kitchen area with modern units and appliances, a big bay window, and high ceilings. There are two comfortable bedrooms and two stylish bathrooms, including an en-suite in the main bedroom.

Other perks include a private terrace and a dedicated off-road parking space.

A great place to call home in a fantastic location-viewing is highly recommended.







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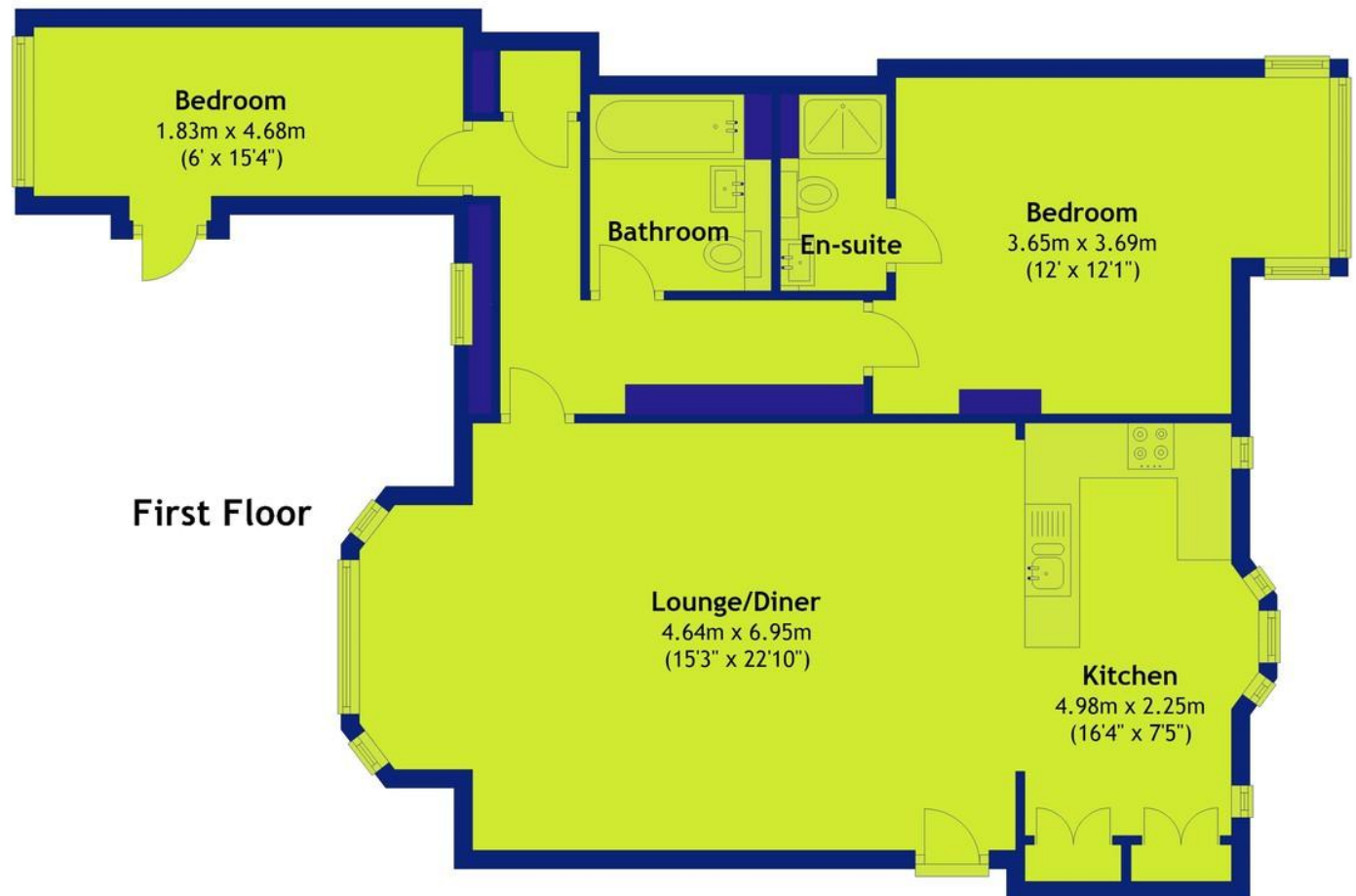


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Total area: approx. 84.5 sq. metres (909.8 sq. feet)





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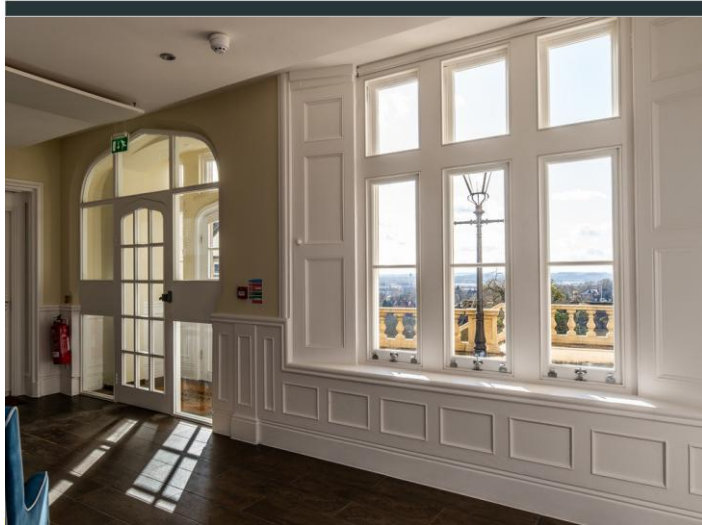
Video



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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		76 C
55-68	D	60 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.