

Western Terrace

The Park
Nottingham
NG7 1AF

Guide Price £399,950



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0115 841 1155



- Prestigious Park Estate/Duplex Garden Apartment
- Period Conversion
- Two/Three Bedrooms
- En-Suite Facility to Bedroom One
- Lounge with Feature Fireplace
- Dining Room/Breakfast Kitchen
- Lower Floor Sitting Room/Bedroom three
- Bathroom/Storage Room
- Landscaped Garden
- EPC Rating E/Internal Area Approx. 1717 sq



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Western Terrace, The Park, Nottingham, NG7 1AF

Key Features

FHP Living are pleased to be offering for sale this spacious duplex garden apartment offering a wealth of features and characteristic which epitomises the era of design.

The accommodation itself is approached via a small communal entrance hall, which in turn leads to the apartment and briefly comprises; private entrance hall, dining room with high level ceiling, semi open plan breakfast kitchen fitted with a range of units and appliances together with high level ceiling and access to the rear.

The lounge is located off the dining room with an elegant feature fireplace, high level ceiling with cornicing and two large windows allowing natural light to flow.

The two bedrooms can also be reached via the hallway, one with an en-suite facility and separate shower cupboard located off the same hallway.

The lower level is accessed via a small spiral staircase from the lounge which leads onto the lower floor and in turn a further lounge/sitting area, with French style doors to the fore, fireplace, and open access to an occasional bedroom area/extended living space. An inner hallway leads via a small kitchenette to a storage room and bathroom with suite.

Outside, the property features a landscaped garden and side gate access.

Leasehold - We have been advised by the vendor that the property is Leasehold. There are 89 years remaining on the lease. Please check with your solicitor prior to exchange of contracts.





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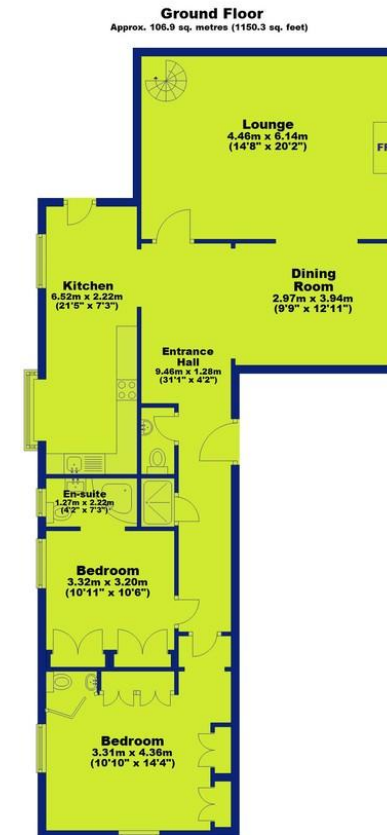


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Total area: approx. 159.5 sq. metres (1717.3 sq. feet)



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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		73 C
55-68	D		
39-54	E	48 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.