

Charles House, Park Row

Nottingham
NG1 6GR

Offers in Excess of £199,000



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0115 841 1155



- No upward chain!
- One-bedroom triplex apartment
- Open plan lounge diner
- Prestigious Charles House development
- Perfect for first time buyers, downsizers and investors
- Nottingham City Centre location
- Close to local amenities and transport links
- Viewing essential!
- Council Tax Band - B
- Tenure - Leasehold - 974 Years Remaining



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Key Features

FHP Living is delighted to present this truly exceptional 1-bedroom triplex penthouse, perched proudly within the prestigious Charles House development - right in the heart of Nottingham's coveted Ropewalk and Castle Districts.

A stunning split-level apartment. From this elevated vantage point atop Park Row, you're just a short stroll away from the city's cultural and commercial hubs - Market Square (10 mins), the bustling Lace Market (15 mins), and Nottingham Train Station (20 mins).

Spread gracefully across three floors, this penthouse seamlessly blends contemporary elegance with characterful charm.

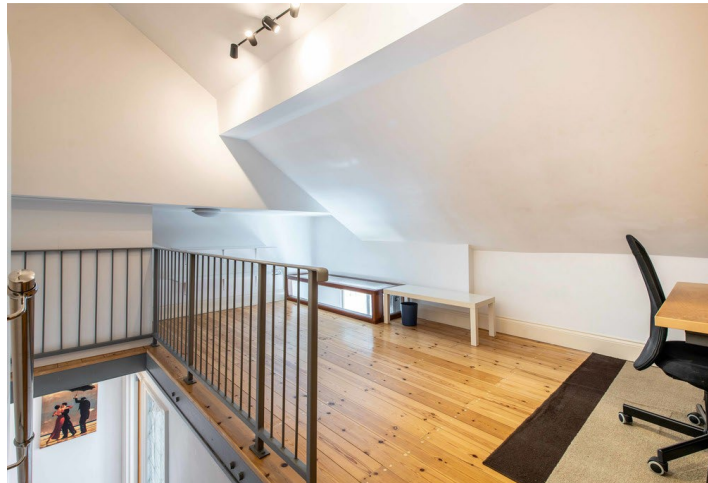
Accommodation highlights include:

Ground Floor: Step into a welcoming entrance hall that leads to the first bedroom, featuring a side-facing window that floods the space with natural light and a walk-in wardrobe.

First Floor: Home to the second, spacious study/ office complete with a sleek bathroom. From here, stairs lead to the second floor.

Second Floor: A bright and airy open-plan living/dining area - perfect for entertaining or unwinding. This vibrant space flows effortlessly into a modern kitchen fitted with a range of stylish wall and base units and integrated appliances.

Whether you're seeking an enviable city pad or a sophisticated investment, this penthouse promises an elevated lifestyle - quite literally - in one of Nottingham's most desirable locations.





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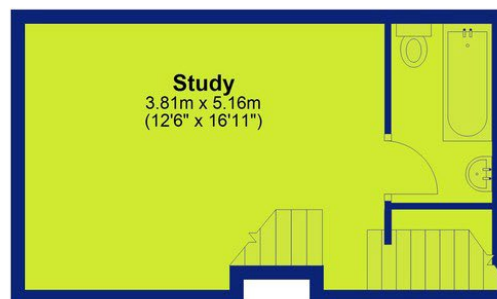
Ground Floor

Approx. 18.4 sq. metres (198.3 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.0 sq. feet)



Second Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 79.3 sq. metres (853.1 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	70 C	75 C
55-68	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.