

Castle Boulevard

The Park
Nottingham
NG7 1RU

Offers In Excess Of £230,000



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- Located adjacent to the prestigious Park Estate
- Modern duplex apartment built circa 2004
- Open-plan lounge and kitchen on upper floor
- Modern kitchen with granite worktops, fitted units, and integrated appliances
- Master bedroom with large picture window with partial view of The Park.
- Contemporary bathroom with bath and separate walk-in shower
- Access to a balcony
- Gated parking space for one car & an electric charging port
- EPC Band C / Council Tax Band C
- Leasehold - Over 900 sq ft internal space



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Castle Boulevard, The Park, [Nottingham, NG7 1RU](#)

Key Features

Situated beside the prestigious Park Estate, this modern duplex apartment, built circa 2004, offers stylish and spacious living across two floors. Located within easy reach of Nottingham's vibrant city centre with its numerous shops, bars, restaurants and entertainment options.

The property features two generously sized double bedrooms, accessed via a welcoming entrance porch and hallway with attractive flooring. The master bedroom boasts a large picture window overlooking The Park, creating a bright and tranquil retreat. A contemporary bathroom includes a full-size bath and a separate walk-in shower, finished to a high standard.

Upstairs, the open-plan lounge and kitchen area is designed for modern living, with sleek fitted units, granite worktops, integrated appliances, and a utility cupboard with space for a washing machine. A sloping ceiling adds character, and French doors open onto a large private balcony with views across The Park Estate.

Additional features include a gated parking space for one vehicle, ensuring both security and convenience.





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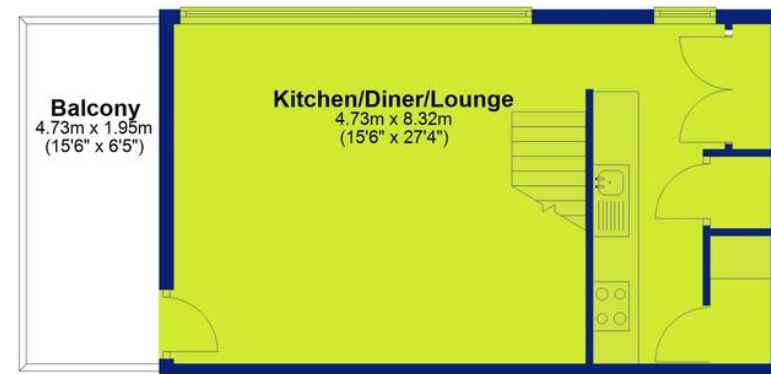
Second Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



Third Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 88.1 sq. metres (947.8 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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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