

# Western Terrace

The Park  
Nottingham  
NG7 1AF

**Guide Price £439,950**



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Location



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0115 841 1155



- Situated in the prestigious Park Estate / Built by the renowned architect T C Hine
- Located on the rear ground floor of a substantial period conversion
- Spacious reception hall, featuring a trap door to a unique cave-style cellar.
- Generously sized lounge with high ceiling and an elegant feature fireplace.
- Two Double Bedrooms

- Two Stylish Bath/Shower rooms
- Outdoor Space perfect for relaxing or entertaining
- Parking space
- EPC Band D / Council Tax Band C
- Leasehold - 943.6 sq ft



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## Western Terrace, [The Park, Nottingham, NG7 1AF](#)

### Key Features

Situated within the prestigious Park Estate and just a short distance from Nottingham's vibrant city centre and its extensive amenities, this elegant apartment enjoys an enviable location.

Positioned on the rear ground floor of a substantial period conversion, the accommodation is both spacious and characterful. The private entrance opens into a welcoming reception hall, which includes a trap door providing access to a unique cave-style cellar.

The generously proportioned lounge boasts a high ceiling with original cornicing, two large windows that flood the space with natural light, and an elegant feature fireplace that serves as a striking focal point.

The kitchen is fitted with a modern range of units and integrated appliances, complemented by French-style doors that open out to a charming rear courtyard.

There are two well-proportioned double bedrooms and two stylishly appointed bath/shower rooms.

Externally, the property benefits from access to a terrace garden area, an ideal space for relaxing or entertaining in a tranquil setting. A parking space can also be found to the fore. Viewing Recommended.





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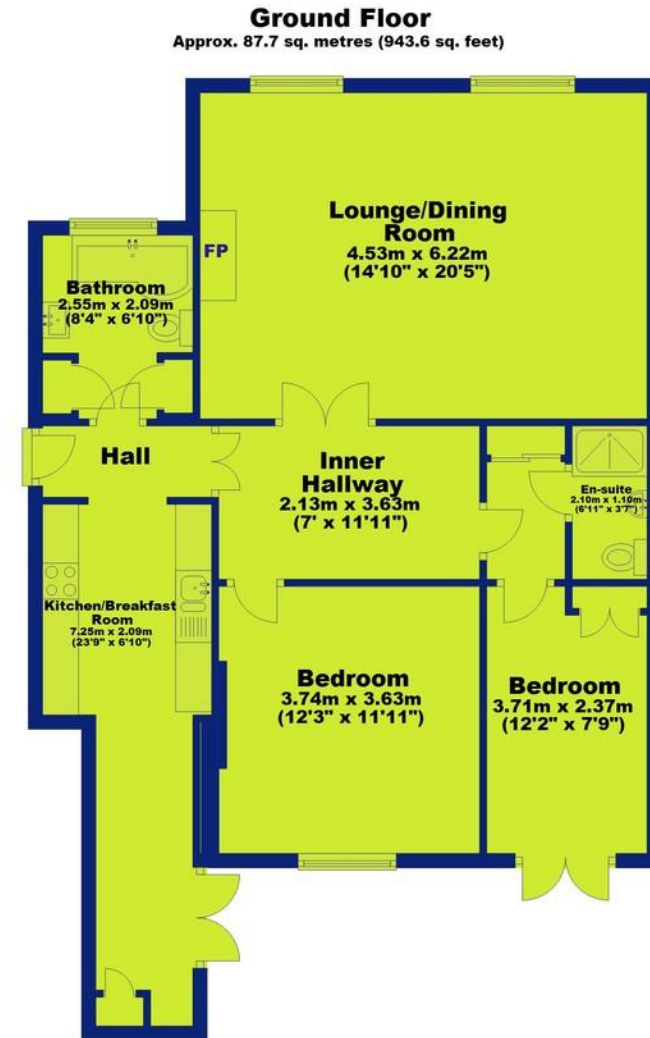
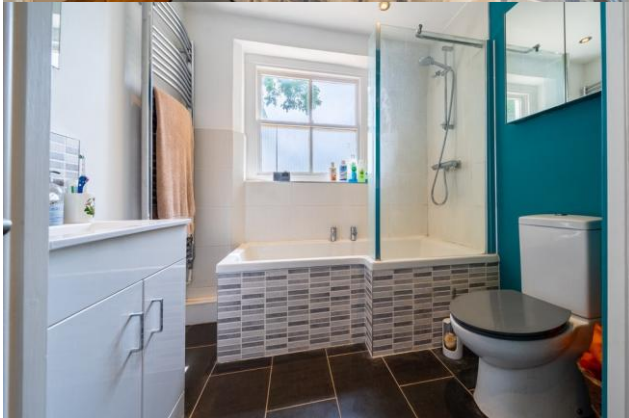


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**Total area: approx. 87.7 sq. metres (943.6 sq. feet)**



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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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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