

# North Road

The Park  
Nottingham  
NG7 1AL

**Offers Over £395,000**



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0115 841 1155



- Distinctive ground-floor apartment in Nottingham's prestigious Park Estate

- Fully refurbished to an exceptional standard with premium finishes throughout

- Elegant open-plan living space with high ceilings and architectural detailing

- Bespoke kitchen with handcrafted cabinetry, Armac Martin brass hardware, and integrated Siemens appliances

- Two stylish bedrooms, including a master with custom-built wardrobes

- Two luxurious bathrooms featuring Lusso Stone marble sinks, Lusso showers, and Japanese toilets

- Electric underfloor heating and designer Tala lighting throughout

- Landscaped communal gardens and secure gated access in an exclusive setting

- EPC Band D / Council Tax Band C

- Leasehold



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North Road, The Park, Nottingham, NG7 1AL

## Key Features

FHP Living are delighted to offer for sale a Distinctive Apartment in Nottingham's Prestigious Park Estate.

This exquisite ground-floor apartment, set within a commanding period residence in the heart of the highly sought-after Park Estate, offers an exceptional blend of heritage elegance and cutting-edge contemporary design. Just moments from Nottingham's bustling city centre, the property enjoys convenient access to the city's wealth of shops, restaurants, and vibrant nightlife, while still benefiting from the quiet privacy and charm of this exclusive enclave.

The apartment has been meticulously refurbished to an uncompromising standard, seamlessly marrying charm and character with modern luxury. The accommodation is both stylish and functional, designed with an eye for detail and premium finishes throughout. Engineered oak chevron flooring runs throughout the space, enhancing the sense of luxury and continuity. The striking open-plan lounge and kitchen benefit from high ceilings and a thoughtfully curated design. The bespoke kitchen is complete with handcrafted cabinetry, Armac Martin solid brass hardware, and integrated Siemens appliances, including a dishwasher-perfect for both entertaining and everyday living.

There are two bedrooms, with the master featuring custom-built wardrobes and elegant finishing touches. Two luxurious bath/shower rooms are finished with Lusso Stone marble sinks, Lusso showers, and state-of-the-art Japanese toilets. Comfort is assured year-round with electric underfloor heating, while Tala designer lighting adds warmth and architectural flair to the main spaces. Premium connectivity is provided by a full TP-Link Mesh WiFi 6 system. A contemporary staircase adds a subtle architectural statement within the open-plan layout.

Externally, residents enjoy access to beautifully landscaped communal gardens, perfect for relaxation, all set behind secure gated access for peace of mind and exclusivity.

This is an exciting opportunity to acquire a home of this calibre within the prestigious Park Estate-a property that combines grandeur with a thoroughly modern lifestyle offering. Early viewing is highly recommended to fully appreciate the quality, space, and setting of this outstanding home.







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### Basement

Approx. 24.8 sq. metres (266.9 sq. feet)



### Ground Floor

Approx. 70.1 sq. metres (754.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.4 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		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.