

Clumber Crescent South

The Park
Nottingham
NG7 1EH

Guide Price £289,950



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0115 841 1155



- Charming apartment in The Park Estate, one of Nottingham's most sought-after locations
- Communal entrance hall with a grand staircase to a private entrance
- Light-filled lounge featuring a bay window and ornamental fireplace
- Contemporary kitchen with integrated appliances
- Two well-proportioned bedrooms offering a comfortable living space

- Two stylish bath/shower rooms
- Access to communal garden and garage located en bloc
- Prime location with easy access to Nottingham city centre
- EPC Band D / Council Tax Band C
- Leasehold - over 900 sq ft internal space



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Key Features

FHP Living is happy to present this charming home, accessed via a communal entrance hall with a grand staircase leading to the apartment's private entrance. Inside, the accommodation comprises a welcoming hallway, light-filled lounge with bay window and ornamental fireplace, contemporary kitchen with integrated appliances, two well-proportioned bedrooms, and two stylishly appointed bath/shower rooms.

The property also benefits from access to a communal garden and a garage located en bloc. Viewing is highly recommended to appreciate the character and setting of this home.

The Park Estate, once part of Nottingham Castle's deer park, is renowned as one of the city's most desirable residential areas. Celebrated architects including P.F. Robinson, Watson Fothergill, and T.C. Hine designed many of the striking properties found here.

By the late 1800s, over 400 homes had been built, establishing The Park as an exclusive estate. Its rich history includes notable past residents such as Sir Paul Smith, A.J. Mundella, Sir Jesse Boot, and Sir Albert John Player. Today, it remains a tranquil yet central location, perfectly positioned for easy access to Nottingham city centre.





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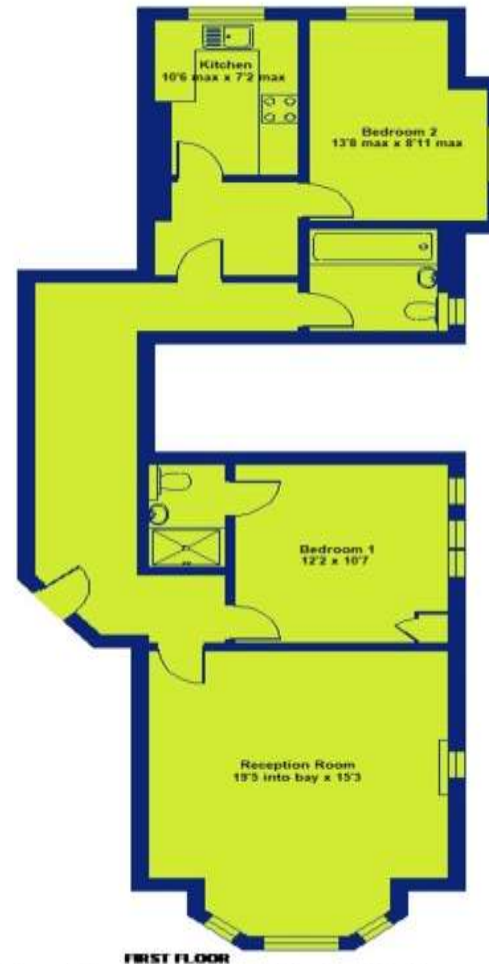
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APPROX. TOTAL GROSS INTERNAL FLOOR AREA 909 SQ FT 84.4 SQ METRES



FIRST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should not be used as such by any prospective purchaser. Specifically no guarantee is given as to the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		76 C
55-68	D	58 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.