

Tunnel Road

The Park
Nottingham
NG7 1BP

Guide Price £267,495



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Location



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0115 841 1155



- Prestigious Park Estate location, close to Nottingham city centre, Castle, and transport links
- Purpose-built development in an elevated position with far-reaching views
- Top-floor apartment accessed via communal lift or stairs
- Spacious almost 28ft open-plan lounge/dining/kitchen with modern units and appliances
- Picture window & balcony with postcard-worthy views
- Two double bedrooms and a modern shower room
- Well-maintained communal gardens
- Dedicated underground parking space with electric garage door access
- EPC Band E / Council Tax Band C
- Share of Freehold



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Key Features

FHP Living are thrilled to be offering for sale this impressive top floor apartment with breathtaking views over the surrounding area and Castle.

Situated in a purpose-built development within the prestigious Park Estate, this exceptional apartment enjoys an enviable location just moments from Nottingham's vibrant city centre, the iconic Castle, and excellent transport links.

Commanding an elevated position, the property boasts impressive, far-reaching views that must be seen to be fully appreciated.

The accommodation is accessed via a communal entrance hall with both lift and staircase to the top floor. Inside, a 28 ft open-plan lounge, dining area, and kitchen awaits, fitted with a modern range of units and appliances. A large picture window and private balcony frame postcard-worthy views over the surrounding area.

A small inner hallway leads to a modern shower room and two double bedrooms, completing the property's living space.

Additional features include well-maintained communal gardens and a dedicated underground parking space with an electric garage door.





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Fourth Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



Total area: approx. 72.2 sq. metres (777.4 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		
69-80	C		
55-68	D		62 D
39-54	E	47 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.