

Cedar Lodge, Tunnel Road

Nottingham
NG7 1BP

Asking Price Of £150,000



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0115 841 1155



- Situated on the 4th floor of Cedar Lodge, within the prestigious Park Estate
- One double bedroom with modern décor
- Lounge with access to private balcony and elevated views
- Separate fitted kitchen with a range of units and appliances
- Bathroom with modern suite
- Council Tax Band B
- No smoking or pets permitted

- Previously modernised and offered in good condition throughout
- Currently let with a tenant in situ – ideal for investors
- Double glazing
- One dedicated underground parking space
- Access to communal gardens; short walk to Nottingham city centre
- Service Charge & Ground Rent: £174pcm



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Key Features - FHP Living are delighted to present this well-presented, modernised 4th-floor one-bedroom apartment, located in the highly sought-after Park Estate, Nottingham. Currently tenanted, it offers an immediate investment opportunity. The apartment features a hallway with ample storage, lounge, separate fitted kitchen with units and appliances, double bedroom with a fitted mirrored wardrobe, and a contemporary bathroom.

A private balcony provides stunning views, including Nottingham Castle, and plenty of natural light. Further benefits include double glazing, communal garden, and an allocated underground parking space. Cedar Lodge is in a peaceful residential setting yet just a short walk from Nottingham city centre's shops, restaurants, and leisure amenities.

The property is leasehold with a share of the freehold, offering long-term security. The current lease has 956 years remaining, and as a share of the freehold owner, you have control over the management of the building and the lease, with no requirement to pay for lease extensions.

Key information:

Service charge & ground rent: £174/month

Council Tax Band B

No smoking or pets permitted

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 licence 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.





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Fourth Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 40.3 sq. metres (433.9 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		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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