

# Clumber Crescent

The Park  
Nottingham  
NG7 1EE

**Guide Price £199,950**



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0115 841 1155



- Prestigious Park Estate location
- First-floor maisonette with light-filled interiors
- Lounge with large window
- Modern fitted kitchen with appliances
- Two bedrooms with wardrobes
- Bathroom suite
- Integral rear garage for parking/storage
- Easy reach of Nottingham city centre and local amenities
- EPC Band D / Council Tax Band B
- Leasehold - 941 Years Remaining



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## Clumber Crescent South, The Park, Nottingham, NG7 1EE

### Key Features

Situated within the prestigious and highly sought-after Park Estate and positioned just a short distance from Nottingham city centre with its extensive range of shops, restaurants, bars and leisure facilities, FHP Living are delighted to present this attractive first-floor maisonette. Offering the perfect balance of modern convenience and period charm, the property provides a light-filled interior and a practical layout that will appeal to a wide range of buyers.

The accommodation is arranged to provide a welcoming entrance hall leading into an inner hallway, which in turn gives access to the main living areas. The lounge is particularly inviting, featuring a generous window that floods the room with natural light and creates a warm and comfortable space ideal for both relaxing and entertaining.

The kitchen is fitted with a modern range of units and integrated appliances, offering plenty of storage and preparation space. A large window to the rear further enhances the sense of light and openness, making this an enjoyable setting for cooking or dining.

There are two well-proportioned bedrooms. The principal bedroom benefits from a fitted wardrobe, while the second bedroom, equally versatile, is equipped with a built-in wardrobe, making it suitable for use as a guest room, home office, or study. Completing the internal accommodation is a well-appointed bathroom with a fitted suite.

Externally, the maisonette enjoys the advantage of an integral garage, located at the rear of the building. This provides secure parking as well as valuable additional storage space, a rare and highly practical feature for a home so close to the city centre.

The Park Estate itself is renowned for its leafy avenues, historic architecture, and private setting, while still offering unrivalled convenience for those who wish to take advantage of all the amenities Nottingham has to offer. With its desirable location, thoughtful layout and attractive features, this property represents an excellent opportunity for both homeowners and investors alike.







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### First Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



Total area: approx. 61.3 sq. metres (659.3 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             |         | 75 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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