

Lenton Avenue

The Park
Nottingham
NG7 1DY

Guide Price £299,000



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0115 841 1155



- Prime location in Nottingham's prestigious Park Estate
- Three floors of modern living space
- Ground floor: open-plan kitchen/diner with modern units and appliances
- First floor: two bedrooms and stylish bathroom with bath and shower
- Second floor: lounge with shaped windows
- Small Integral garage for secure parking or storage space
- Modern features throughout, combining style and functionality
- Easy access to city centre, shops, bars, restaurants, entertainment, castle, and train station
- EPC Band D / Council Tax Band B
- Freehold



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Key Features

An Exceptional Three-Floor Home in Nottingham's Prestigious Park Estate

Nestled in the highly sought-after Park Estate, this stylish home enjoys a prime location within easy reach of Nottingham's vibrant city centre, offering an array of shops, bars, restaurants, and entertainment options. Iconic landmarks, including Nottingham Castle and the train station, are also just moments away, providing both convenience and charm.

This delightful property spans three floors and has been designed with modern living in mind. The ground floor features a welcoming entrance leading to an open-plan kitchen and dining area, complete with a modern range of fitted units and appliances, perfect for entertaining.

Ascending the contemporary staircase, the first floor reveals two bedrooms and a sleek, modern bathroom with both bath and shower, combining style with functionality.

The top floor offers a lounge space, bathed in natural light through distinctive shaped windows. Additional practical features include a small integral garage, providing secure parking or storage space.

This property offers an opportunity to live in one of Nottingham's most prestigious addresses, blending modern comfort with an attractive design, all within easy reach of the city's amenities.





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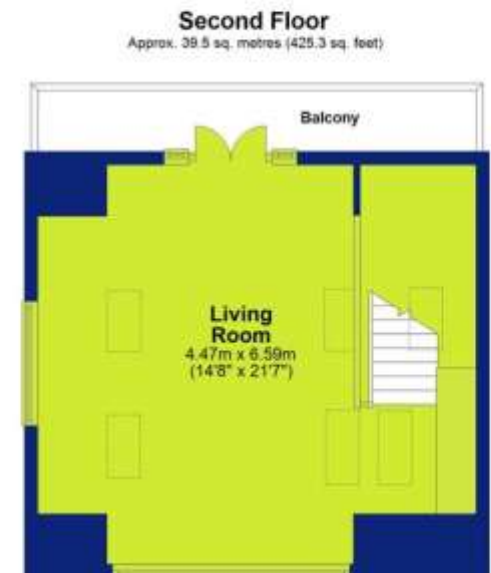


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Total area: approx. 118.0 sq. metres (1270.0 sq. feet)





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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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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