

Adam House, Clumber Road
East

The Park
Nottingham
NG7 1BD

Offers Over £365,000



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- Prestigious Location
- Imposing Period Conversion
- First Floor Apartment
- Elegant Lounge with a pleasant outlook
- Two Double Bedrooms
- Dining/Reception Hall
- Kitchen with Appliances
- Modern Bathroom with Bath and Shower
- Many Features/ Internal Area Approx. 1340 Sqft
- EPC RATING C



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Key Features

FHP Living feel privileged to be offering for sale this grand first floor apartment forming part of a substantial and imposing period conversion.

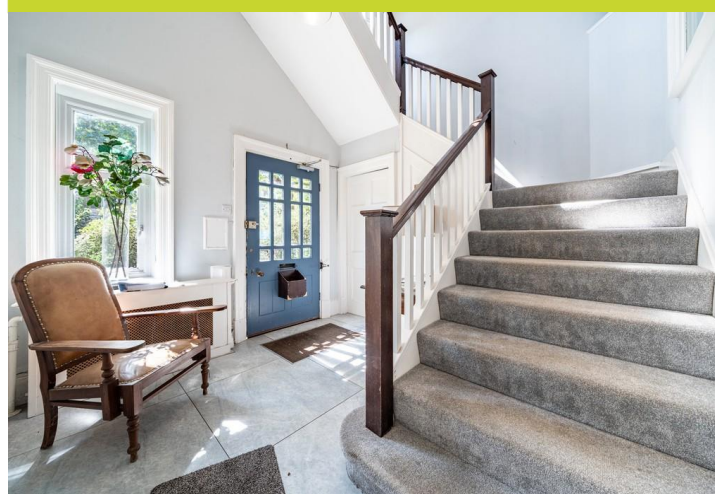
Boasting over 1300 Sqft of space and offering a wealth of features and characteristics which epitomise the era of design, the property briefly comprises; communal entrance hall, Private reception/dining hall, elegant spacious lounge with double aspect windows allowing natural light to flow, feature ornamental fire surround and high level ceiling with cornicing, inner hallway with access to the kitchen, which is fitted with a range of units and appliances and two double bedrooms, the master of which features a large bay window, ornamental fire surround and high level ceiling. In addition, there is a bathroom with modern suite, incorporating a bath with separate shower.

Leasehold - We have been advised by the vendor that the property is Leasehold. There are around 160 years remaining on the Lease and we have been informed that there is a yearly service charge payable of approximately £1200 per annum. The Ground Rent on this property is £100 per annum.

Council Tax Band - Council Tax Band E. Nottingham City Council.

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.





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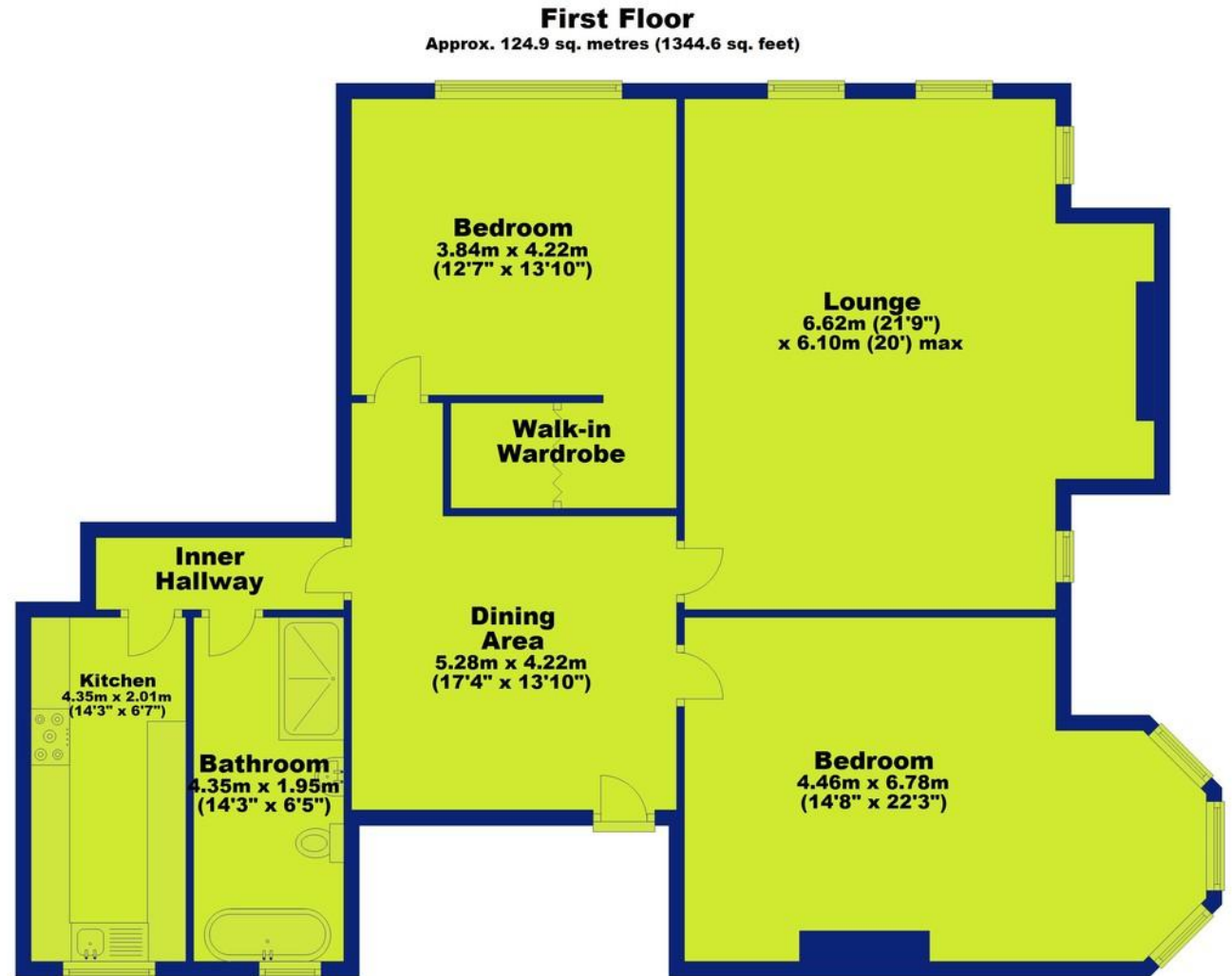


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Total area: approx. 124.9 sq. metres (1344.6 sq. feet)



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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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		