

Park Terrace

Nottingham
NG1 5AY

Offers Over £235,000



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0115 841 1155



- Popular Location
- Easy Access to the City Centre
- First Floor Apartment
- Modern Interior
- Two Bedrooms
- Two Bath/Shower Rooms
- Open Plan Lounge/Kitchen
- Kitchen Units with Appliances
- Entrance Hall
- Gated Off Road Parking
- Internal Area Approx. 700 sq ft
- EPC Rating D

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 fhp.living
fhpliving.co.uk

Park Terrace, Nottingham, NG1 5AY

Key Features

Situated on the first floor with views over The Park Estate, an opportunity to acquire a delightful two-bedroom apartment featuring communal entrance hall, private 'L' shaped entrance hall with wooden laminate flooring and storage cupboard off, open plan lounge/kitchen featuring a bay window with views over The Park Estate, attractive wooden laminate flooring and a modern range of kitchen units incorporating appliances. In addition, there are two bedrooms and two modern bath/shower rooms, one featuring as an en-suite.

Outside, the property benefits from an off road parking space with gated access.

The flat is leasehold title with 983 years remaining on the Lease. The Service Charge is £1,812 pa and the Ground Rent is £250 pa. Council Tax Band D - £2,294.5 with Nottingham City Council (all confirmed by our vendor).

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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Third Floor
Approx. 65.0 sq. metres (700.1 sq. feet)



Total area: approx. 65.0 sq. metres (700.1 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 | 59 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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