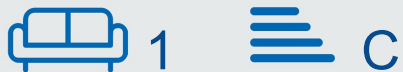


Standard Hill

Nottingham
NG1 6GL

Guide Price £415,000



 0115 841 1155



- Duplex apartment set across the sixth and seventh floors
- Two generous double bedrooms, including a principal bedroom with fitted bespoke wardrobes and en suite
- Spacious open-plan kitchen and dining area with integrated appliances
- Stunning upper-level living room with floor-to-ceiling glazing
- Expansive private rooftop terrace with panoramic views across Nottingham
- Private balcony accessed directly from the kitchen
- Lift access, secure entry system, two useful storage rooms and two parking spaces
- Prime City Centre location within walking distance of Nottingham Train Station, shops, restaurants, bars and The Park Estate
- EPC Band C / Council Tax Band F
- Tenure - Share of Freehold



0115 841 1155

Standard Hill, Nottingham, NG1 6GL

Key Features

FHP Living are delighted to present this exceptional two-bedroom duplex penthouse apartment within The Arena, perfectly positioned in the heart of Nottingham City Centre. Offering contemporary living, generous accommodation and an outstanding private rooftop terrace, this unique home is ideal for professionals, first-time buyers, investors or those seeking a stylish city base. The property is offered to the market with no upward chain.

Set across the sixth and seventh floors, the apartment has been finished to an excellent standard throughout. The entrance level comprises a spacious and welcoming hallway leading to two well-proportioned double bedrooms, with the principal bedroom benefitting from bespoke fitted wardrobes and a modern en-suite shower room. A further contemporary shower room serves the second bedroom and guests.

The heart of the home is the impressive open-plan kitchen and dining area, fitted with a range of quality units and integrated appliances, creating the perfect space for both everyday living and entertaining. The kitchen also enjoys direct access onto a private balcony, providing an ideal spot for morning coffee or evening drinks.

Stairs lead to the upper level where you are greeted by a spectacular living room flooded with natural light from its extensive glazing. This impressive reception space opens directly onto one of the apartment's most remarkable features – an expansive private rooftop terrace offering panoramic views across Nottingham's skyline, creating an exceptional space for outdoor entertaining and relaxation.

Further benefits include two useful storage rooms, lift access, a secure entry system, two parking spaces and an enviable location within walking distance of Nottingham's shops, restaurants, bars, the train station and the prestigious Park Estate.

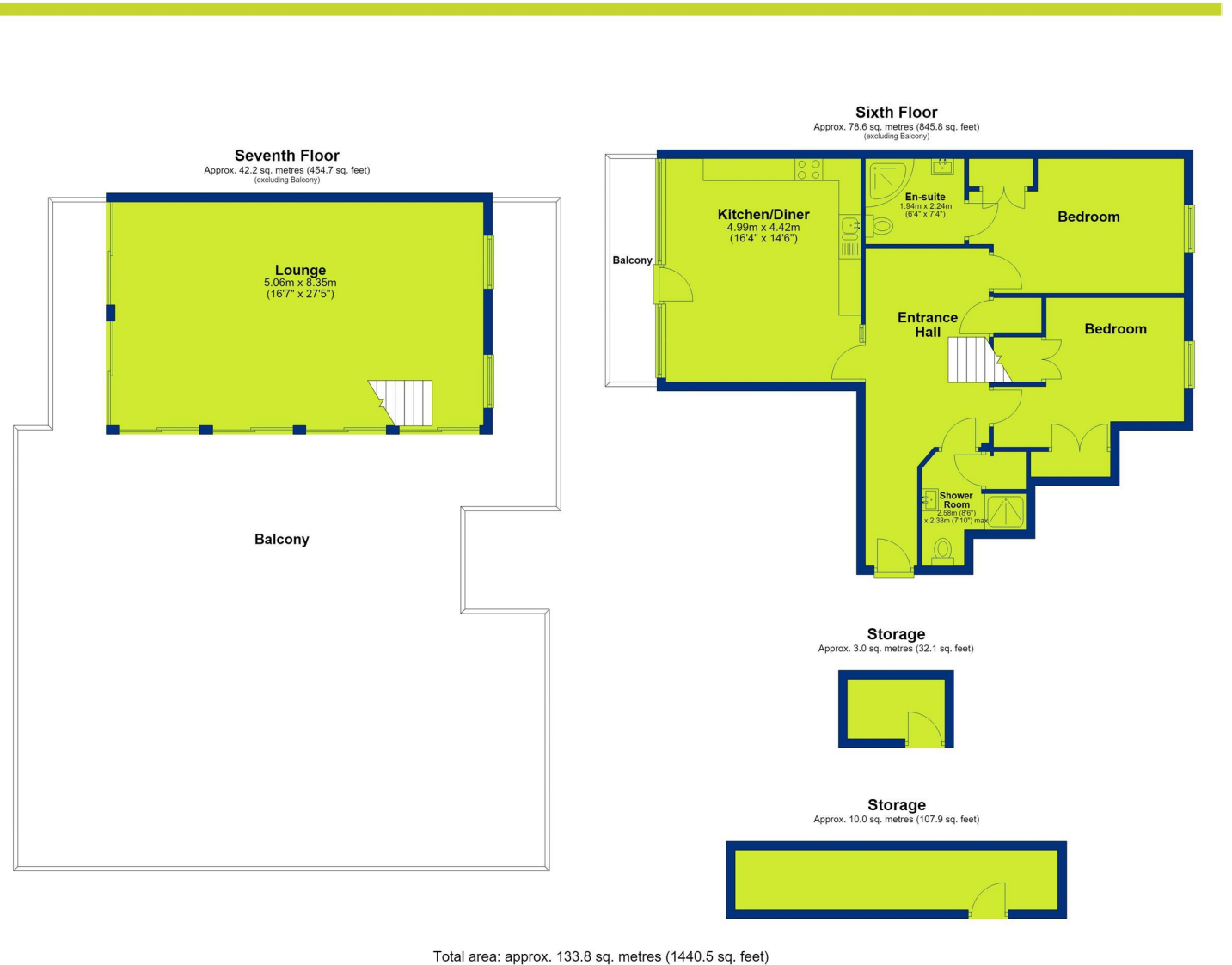
This is a rare opportunity to acquire a spacious duplex apartment combining modern city living with exceptional outdoor space in one of Nottingham's most desirable developments.





0115 841 1155

Standard Hill, Nottingham, NG1 6GL





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Standard Hill, Nottingham, NG1 6GL



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.