

Western Terrace

The Park
Nottingham
NG7 1AF

Offers In Excess Of £475,000



 0115 841 1155



- Prestigious Park Estate location
- Spacious and versatile accommodation over two levels
- Characterful home combining period charm with modern living
- Easy access to Nottingham city centre
- Council Tax Band - E
- Top floor duplex apartment within a substantial period residence
- Superb roof terrace with far-reaching views
- Communal entrance with private hallway and staircase
- Viewing essential!
- Tenure - Leasehold - 956 Years Remaining



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Western Terrace, The Park, Nottingham, NG7 1AF

Key Features

Situated within the prestigious Park Estate, one of Nottingham's most sought-after residential locations, this delightful duplex apartment is positioned within easy reach of Nottingham's range of shops, bars, restaurants, entertainment venues, Nottingham Castle, the railway station and transport links.

Forming part of a substantial period residence and occupying the top two floor of the building, this characterful home offers spacious and versatile accommodation arranged over two levels, complemented by a superb roof terrace enjoying far-reaching views across the city and beyond.

The accommodation briefly comprises a communal entrance hall with stairs leading to the apartment where a private entrance hall leads to the main living accommodation. The spacious lounge is flooded with natural light from two large windows and includes elegant ceiling cornicing, whilst enjoying delightful views. The modern fitted kitchen displays a range of modern units, appliances and a large window creating a bright and welcoming space. A separate dining room provides an ideal setting for entertaining, featuring two windows and an attractive period fireplace.

The spacious master bedroom benefits from a large window, an ornamental fireplace and two built-in wardrobes. A further double bedroom includes a built-in storage cupboard, whilst the bathroom is fitted with a modern suite comprising a bath with shower over. A separate second WC provides additional convenience.

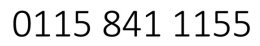
Occupying the upper floor is a superb third bedroom, offering a versatile space for guests, a home office or studio, with steps leading directly onto the wonderful roof terrace, where spectacular far-reaching views provide the perfect setting for relaxing or entertaining.

Further benefits include a useful cellar storage room.

This charming duplex apartment combines the elegance and character of a period home with generous accommodation, outstanding views and a location within Nottingham's prestigious Park Estate, making it an ideal opportunity for those seeking a unique city residence.

LEASEHOLD INFORMATION - 956 YEARS REMAINING, £1,800 PA SERVICE CHARGE AND £0 GROND RENT.





Approx. 116.4 sq. metres (1253.2 sq. feet)



Approx. 35.8 sq. metres (384.9 sq. feet)
(excluding Balcony)



Total area: approx. 156.1 sq. metres (1680.6 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 	

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