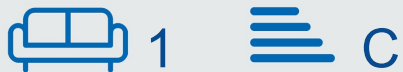


Park Row

Nottingham
NG1 6GR

Guide Price £190,000



 0115 841 1155



- Impressive converted, first floor apartment
- Bright and airy double-aspect lounge
- Classic bathroom suite
- Close to Nottingham city centre & Castle
- Council Tax Band - D
- Prime location Adjacent to a gated entrance to The Park Estate
- Separate fitted kitchen
- Allocated parking space
- Viewing essential!
- Tenure - Leasehold



0115 841 1155

Park Row, Nottingham, NG1 6GR

Key Features

Situated adjacent to one of Nottingham's most prestigious residential locations, this delightful first floor apartment enjoys an enviable position close to Nottingham's vibrant city centre, with its extensive range of shops, bars, restaurants, entertainment venues and excellent transport links. Nottingham Castle is also within close proximity.

The property forms part of a handsome period building with only four apartments. Positioned adjacent to one of the gated entrances to The Park Estate. Located on a road adjoining Park Terrace, one of The Park's most prestigious addresses, Apartment three combines period character and charm with well proportioned, light filled accommodation.

The property is approached via a communal entrance hall, serving just two apartments. Apartment three's entrance door opens into a welcoming hallway with useful storage cupboard.

The bright and airy lounge is a particular feature, benefiting from large double aspect windows which allow an abundance of natural light to flood the room. The high level ceiling, attractive cornicing and ornamental fireplace surround further enhance the character and appeal of this elegant reception space.

The separate kitchen is fitted with a range of modern units together with integrated and freestanding appliances. The bedroom is again light with built-in storage cupboard, while the bathroom is fitted with a classic suite.

Outside, the property benefits from an allocated parking space for one car, a particularly valuable feature given its convenient city location.

Overall, this is an attractive and characterful apartment occupying an enviable position close to the heart of Nottingham city centre and the many amenities the area has to offer.

Please note, there are park estate fees on this property. It is £412.78 a year.





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First Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



Total area: approx. 64.0 sq. metres (689.0 sq. feet)



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Park Row, Nottingham, NG1 6GR



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	79
(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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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.