


# Derby Road

Nottingham  
NG7 1LS

Price Guide £265,000



 0115 841 1155



- Prestigious Nottingham location with easy access to the city centre
- Exclusive development of just four apartments, set within historic listed buildings converted within the last five years
- Elevated position with far-reaching panoramic views over The Park Estate
- Two double bedrooms
- Feature ornamental fireplaces
- Stylish en-suite shower room to principal bedroom with an additional modern shower room
- Open-plan lounge and sleek fitted kitchen with integrated appliances
- Private balcony with stunning views
- EPC Band C / Council Tax Band B
- Tenure - Share of Freehold



0115 841 1155

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### Key Features

Situated on the edge of one of Nottingham's most prestigious locations, the property enjoys convenient access to Nottingham city centre, offering a wide range of shops, bars, restaurants, the mainline train station and the city's iconic castle.



☎ 0115 841 1155

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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		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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