

Apt. 61, Park West Derby Road

Nottingham
NG7 1LU

Asking Price Of £155,000



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Location



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0115 841 1155



- Two spacious double bedrooms
- Two modern bathrooms (one en-suite)
- Open-plan kitchen/living area
- 5th floor position with lift access
- Secure gated development with intercom entry
- Great location
- Double glazed and electric heating
- Ideal central Nottingham location (NG1)
- Investment opportunity
- Close to Nottingham Station and tram links



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Key Features

Positioned on the fifth floor of the popular and well-maintained Park West development, this generously proportioned two-bedroom, two-bathroom apartment offers modern city living at its finest - complete with lift access.

The apartment spans over 650 sq ft and is flooded with natural light throughout. The open-plan kitchen/living space features integrated appliances, wood-effect cabinetry, a breakfast bar, and ample room for both dining and relaxing. It's the ideal space for entertaining or unwinding in the heart of the city.

The property comprises two well-sized double bedrooms, including a master bedroom with en-suite shower room, while the main bathroom is fitted with a full-sized bath and sleek white suite.

Located in Nottingham city centre (NG1), this apartment benefits from immediate access to a wide range of local amenities, including shops, bars, and restaurants, and is just a short walk to Nottingham Train Station, Old Market Square, and the Lace Market.

We have been advised of the following:

Service Charge: £3,050 PA

Ground Rent: £125 PA

Lease: 977 Years Remaining



5th Floor

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		