



**ms**  
estates

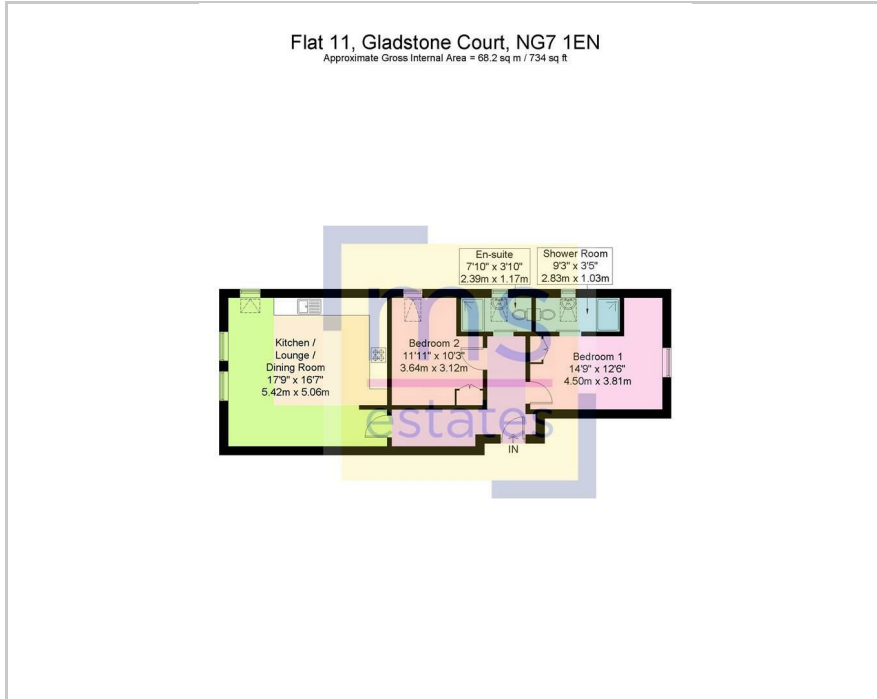
The vendor is offering to pay the service charge for a year (subject to terms and conditions)

1 Cavendish Crescent South, The Park, NG7 1EN  
£250,000

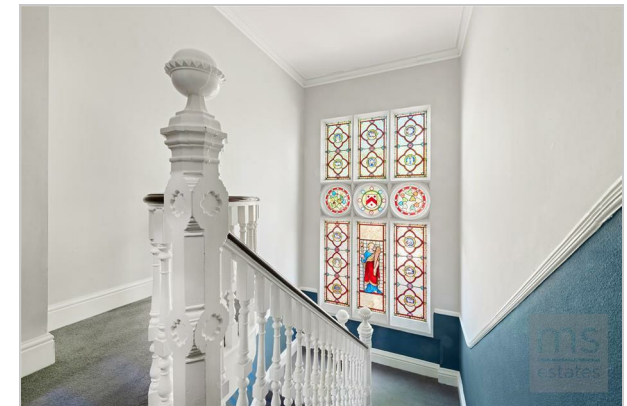
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AGENCY NAME

## Floor Plan



- Lifestyle choice - castle views, quiet, leafy and on city's doorstep.
- Unrivalled Castle Views: Direct, amazing vistas of Nottingham Castle and the surrounding cityscape.
- Substantial Period Conversion: Residing within a grand and characterful building.
- Two Generous Bedrooms: Providing comfortable and flexible living accommodation.
- Two Modern Shower Rooms: Contemporary fittings for convenience and style.
- Stylish Open-Plan Living: Seamless lounge and kitchen area, ideal for entertaining.
- Grand Communal Hallway: Impressive entrance adding to the property's charm.
- Secure Gated Parking: Dedicated off-street parking for peace of mind.
- Spacious Internal Area: Approximately 734 sq ft of well-designed living space.
- Priced Competitively: An attractive opportunity not to be missed.



## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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