Park Wharf

Nottingham
NG7 1FA

Offers Over £330,000

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- Desirable Park Wharf development near Nottingham city centre
- Spacious lounge with balcony and canal views
- Private terrace overlooking the waterway
- Principal bedroom with en-suite shower room and fitted wardrobes
- Council Tax Band D / EPC Band C
- Three-storey townhouse overlooking the canal
- Modern dining kitchen with integrated appliances
- Utility room and ground floor WC
- Integral garage and driveway
- Tenure - Leasehold

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Park Wharf, Nottingham, NG7 1FA

Key Features

GUIDE PRICE £330,000 - £350,000. Situated within the desirable Park Wharf development, just moments from Nottingham city centre and its excellent selection of shops, bars, restaurants, entertainment venues, and transport links, FHP Living are delighted to present this modern three-storey townhouse overlooking one of Nottingham's delightful waterways.

This property offers a range of features and briefly comprises; private entrance hall, integral access to the garage, staircase to the upper floors, cloaks/WC, utility room fitted with units, and a dining kitchen complete with a range of modern units and appliances. The kitchen also provides access to a terrace enjoying views over the canal.

To the first floor, the lounge benefits from a private balcony, again overlooking the canal, together with a further WC, built-in cupboard, a double bedroom, and study.

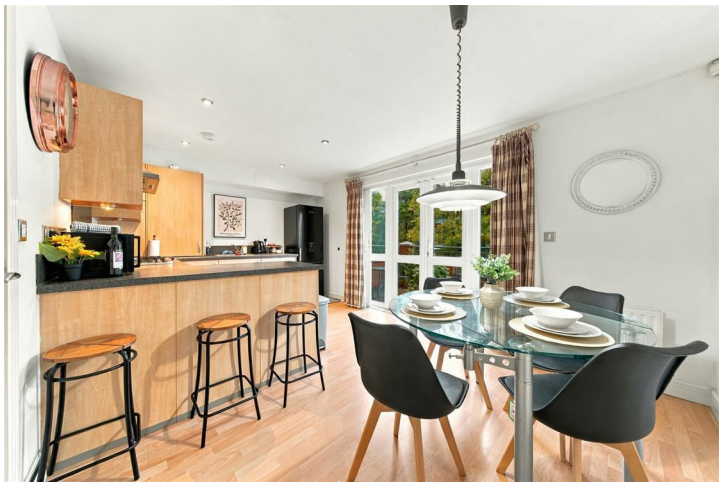
The second floor landing leads to a modern family bathroom featuring both bath and separate shower, two further double bedrooms, and airing cupboard. The principal bedroom further benefits from built-in wardrobes and an en-suite shower room.

Externally, the property offers gated access leading to the property's driveway providing off road parking.









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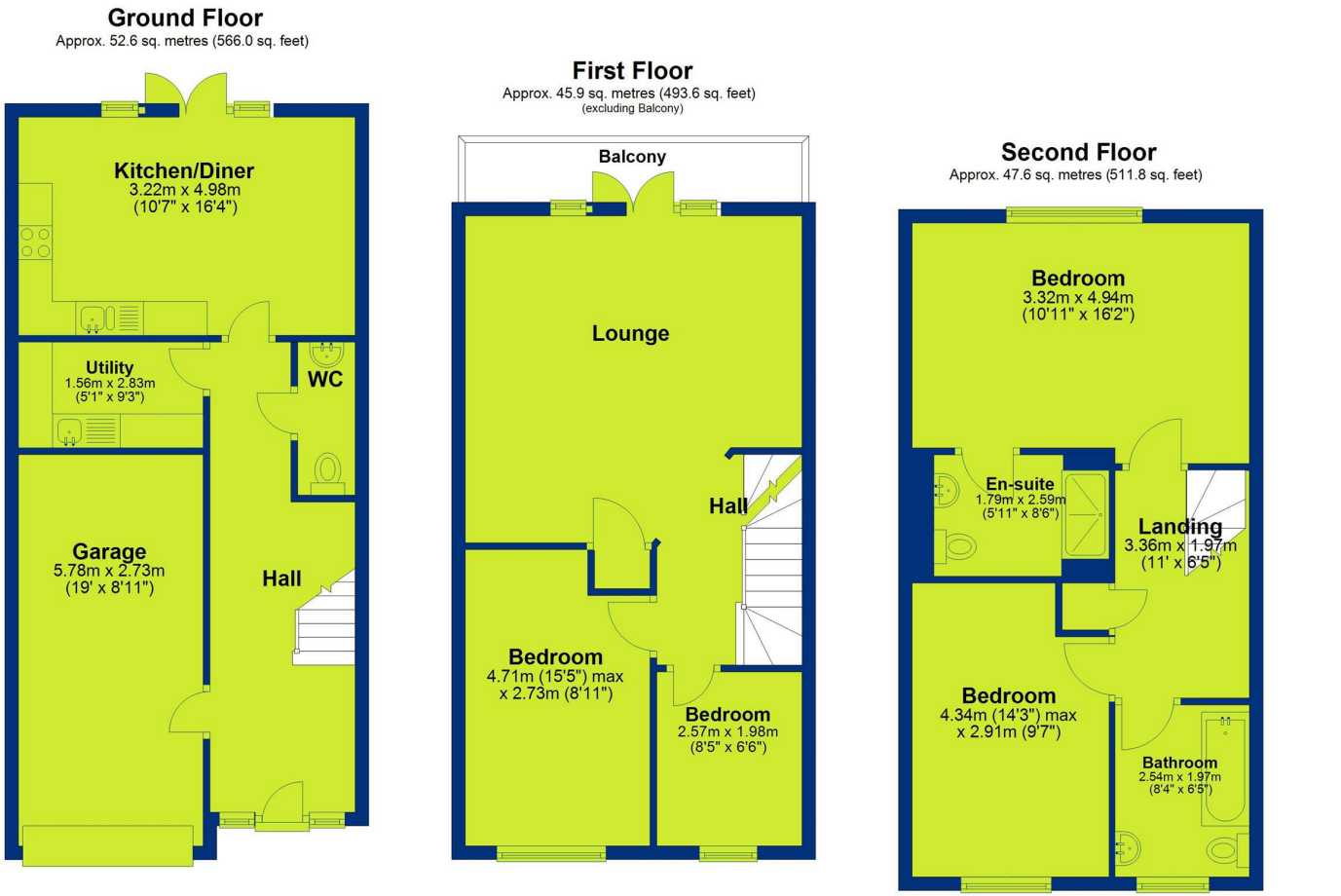
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Total area: approx. 146.0 sq. metres (1571.5 sq. feet)

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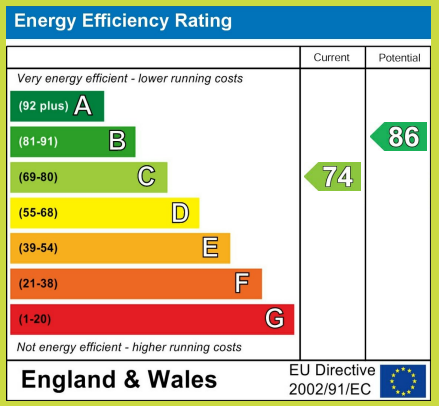


Interested in this home?

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



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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.