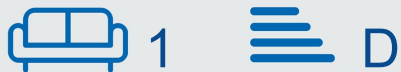


Westbury House Derby Road

Nottingham
NG7 1NF

£215,000



 0115 841 1155

- Spacious first-floor apartment
- Impressive 15'3" x 18'5" living room with ample space for seating and dining
- Generous double bedroom
- Well-proportioned entrance hallway providing access to all rooms
- Ideal purchase for first-time buyers, professionals or investors
- Walking distance to Nottingham City Centre and its amenities
- Separate fitted kitchen
- Modern shower room
- Characterful period building in a highly regarded location
- Secure gated allocated parking space & Communal garden

Derby Road, Nottingham, NG7 1NF

Key Features

FHP Living are delighted to present this spacious one-bedroom first-floor apartment offers an excellent opportunity for first-time buyers, professionals, investors, or those seeking a characterful city residence. Extending to approximately 726 sq. ft. (67.5 sq. m.), the property boasts generously proportioned accommodation throughout, combining period charm with practical modern living.

The apartment is accessed via a welcoming entrance hallway which provides access to all principal rooms. The impressive living room is a standout feature, offering over 260 sq. ft. of versatile living and dining space, ideal for entertaining or relaxing. The separate fitted kitchen enjoys a practical layout with ample worktop and storage space.

The generous double bedroom provides comfortable accommodation with room for additional furniture and storage, while the contemporary shower room is fitted with a three-piece suite.

The property also benefits from a secure gated allocated parking space and a communal garden. The private side door provides access to 2 other apartments.

Occupying a prime position on Derby Road, situated a short walk away from The Park Estate and gardens, the property is within easy reach of Nottingham City Centre, Nottingham Castle, excellent transport links, and the wide range of amenities, restaurants, cafés, and leisure facilities that the city has to offer.

Offering spacious accommodation in one of Nottingham's most desirable residential locations, viewing is highly recommended.



Derby Road, Nottingham, NG7 1NF



Total area: approx. 67.5 sq. metres (726.3 sq. feet)



0115 841 1155

Derby Road, Nottingham, NG7 1NF




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			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.