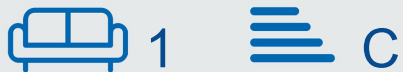


Flat 2, 123 Derby Road

The Park
Nottingham
NG7 1LS

Asking Price £279,950



 0115 841 1155



- Prestigious Nottingham location with easy access to city centre, shops, bars, restaurants, train station, and Nottingham Castle
- Elevated duplex-style apartment with far-reaching panoramic views over The Park Estate
- Two double bedrooms, principal with stylish en-suite shower room
- Private balcony with stunning views
- EPC Band C / Council Tax Band B
- Exclusive development of just four stylish apartments within historic listed buildings
- Characterful features including exposed beams and two decorative ornamental fireplaces
- Open-plan lounge and modern fitted kitchen with integrated appliances
- Undercroft parking space located a short walk from the property
- Tenure - Share of Freehold



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Derby Road, Nottingham, NG7 1LS

Key Features

Situated on the edge of one of Nottingham's most prestigious locations, this exceptional apartment offers convenient access to the city centre, with its wide selection of shops, bars, restaurants, the mainline train station, and the iconic Nottingham Castle.

Situated on the edge of one of Nottingham's most prestigious locations, this exceptional apartment offers convenient access to the city centre, with its wide selection of shops, bars, restaurants, the mainline train station, and the iconic Nottingham Castle.

Forming part of an exclusive development of just four stylish residences, the apartment is set within a historic listed building thoughtfully converted within the last five years. Occupying an elevated position, it enjoys far-reaching panoramic views across The Park Estate and beyond. Rich in character, the duplex-style accommodation features exposed beams, a private balcony, and an undercroft parking space, making it a property that must be viewed to be fully appreciated.

The accommodation briefly comprises a private entrance leading to an internal staircase, which rises to the first floor and provides access to two well-proportioned double bedrooms, both featuring decorative fireplaces. The principal bedroom benefits from a stylish en-suite shower room, while a further contemporary shower room serves the landing. A second staircase leads to the impressive open-plan lounge and kitchen, fitted with a range of sleek modern units and integrated appliances, complemented by exposed beams and direct access to the balcony, from which the stunning elevated views can be enjoyed. An undercroft parking space is conveniently located a short walk from the property.



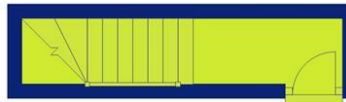


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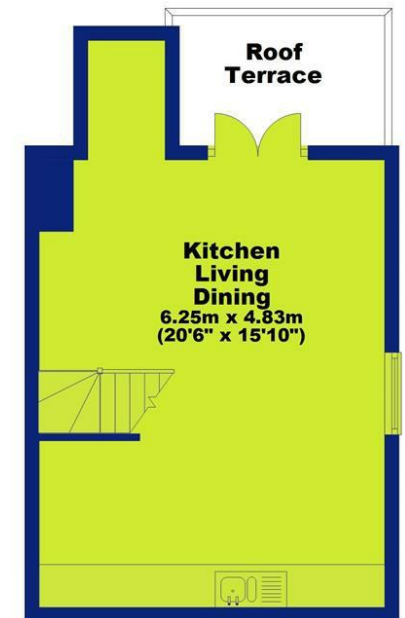
Ground Floor
Approx. 4.1 sq. metres (44.2 sq. feet)



First Floor
Approx. 52.0 sq. metres (559.2 sq. feet)



Second Floor
Approx. 32.0 sq. metres (344.1 sq. feet)



Total area: approx. 88.0 sq. metres (947.5 sq. feet)



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Derby Road, Nottingham, NG7 1LS



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		
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.