

# Arlington House, 25 Lenton Avenue

Nottingham  
NG7 1DX

**Offers Over £279,950**



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- Prestigious Park Estate location
- Easy access to Nottingham's bars, restaurants, shops, entertainment & train station
- Converted into modern apartments post-millennium
- Welcoming communal entrance hall leading to private L-shaped hallway
- Semi open-plan upper floor living space with high ceilings
- Modern fitted kitchen with quartz worktops & appliances
- Space for dining and comfortable lounge area
- Two bedrooms on lower floor & Stylish bathroom with classic suite
- Gated parking space for one car
- Landscaped communal garden

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## Key Features

Situated within the prestigious and highly sought-after Park Estate, this beautifully presented apartment is conveniently located within easy reach of Nottingham's vibrant bars, restaurants, shops, entertainment venues, and train station. Nottingham Castle is also nearby, making this an ideal home for those seeking both style and convenience.

Converted into apartments shortly after the turn of the century, the property spans two floors and offers modern, well-appointed accommodation. Upon entering the building, you are greeted by a welcoming communal entrance hall, which leads to the property's private L-shaped hallway, providing access to both the main living area and the staircase to the lower level.

The semi-open plan living space is attractively designed and well presented, featuring a beautiful fitted kitchen with quartz worktops and integrated appliances. There is ample space for dining, complemented by high ceilings and a lounge area with a window that allows natural light to flow.

The lower floor comprises two bedrooms and a stylish bathroom complete with a classic suite.

Additional benefits include well maintained communal gardens and a gated parking space for one car.

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.



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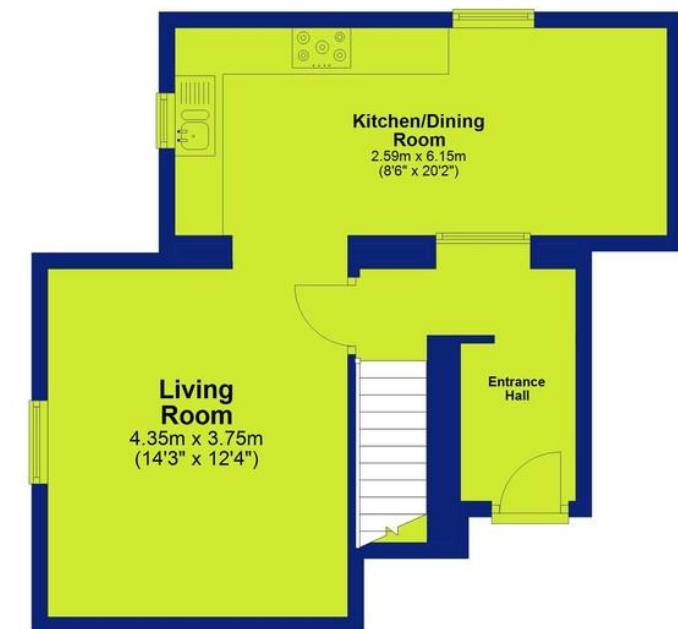
### Lower Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



### Ground Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 80.8 sq. metres (869.3 sq. feet)



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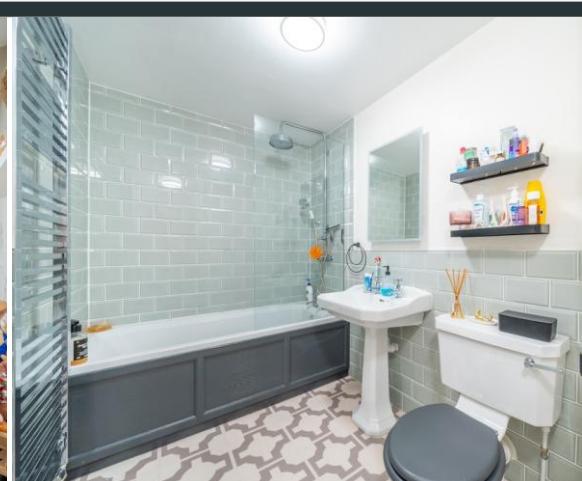
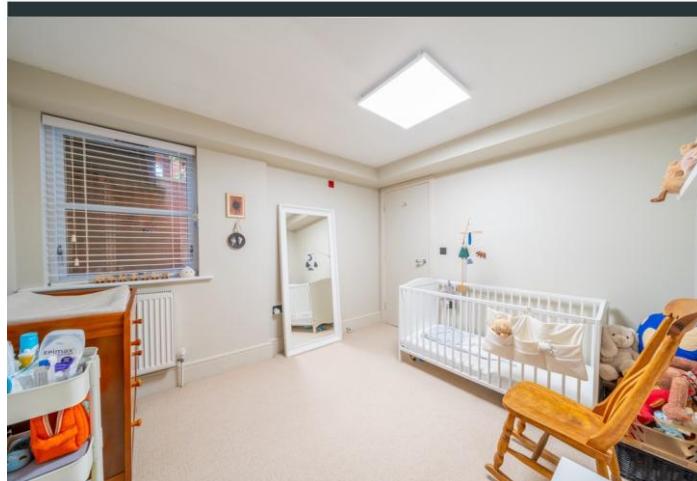


Video



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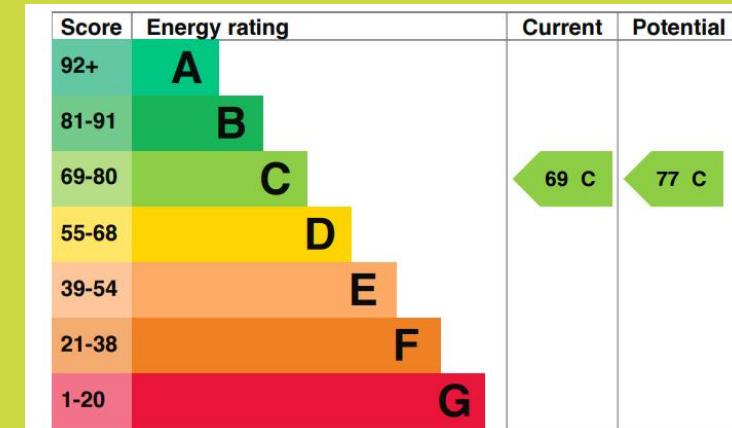


*Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB



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