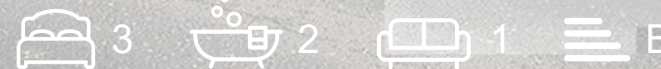


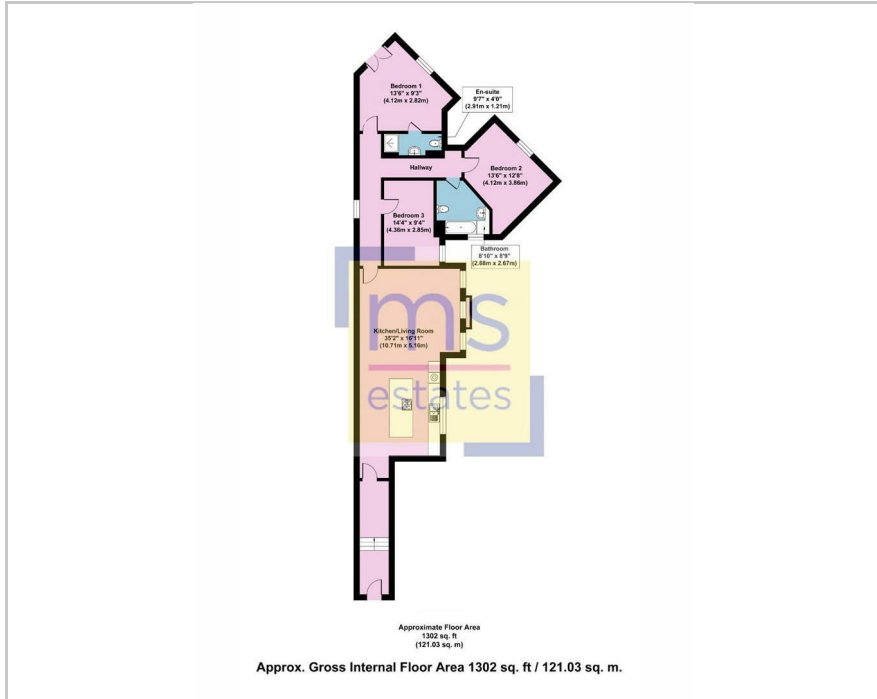
The logo for 'ms estates' is located in the top right corner. It consists of the lowercase letters 'ms' in a bold, blue, sans-serif font, with a thin red horizontal line underneath. Below this, the word 'estates' is written in a smaller, blue, sans-serif font. The entire logo is set against a yellow square background with blue corners.

Park Edge Barrack Lane, Nottingham, NG7 1EZ

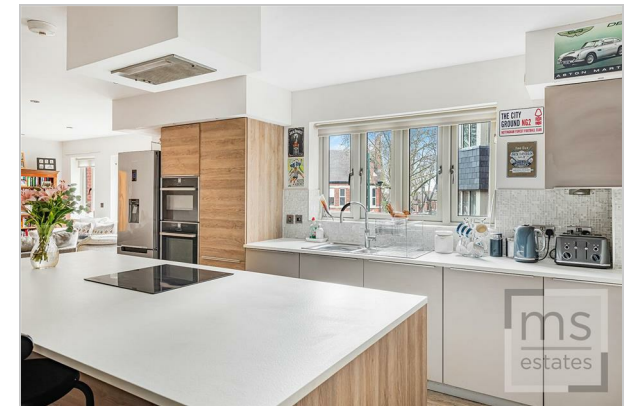
£300,000

A set of icons representing property features is located at the bottom right. From left to right: a bed icon with the number '3', a bathtub icon with the number '2', a sofa icon with the number '1', and a menu icon with the letter 'B'. The icons are white and set against a semi-transparent grey background.

Floor Plan



- Prime Location: Set in highly desirable area.
- Spacious Interior: Large layout totaling approx. 1,302 sq. ft.
- Designer Kitchen: Modern units with high-end NEFF appliances.
- Master Suite: Features a Juliette balcony and en-suite.
- Underfloor Heating: Luxury heating installed throughout.
- Open-Plan Living: Bright, airy lounge and dining space.
- Secure Parking: One allocated space in the undercroft garage.
- Private Gym: Exclusive access to a communal resident gymnasium.
- Energy Efficient: High EPC Rating B for lower running costs.
- Long Lease: Excellent longevity with 994 years remaining.



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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 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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