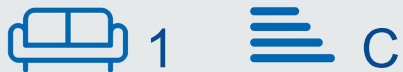


# Derby Road

Nottingham  
NG7 1LS

Asking Price £259,950



 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



0115 841 1155

## 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.



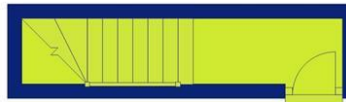


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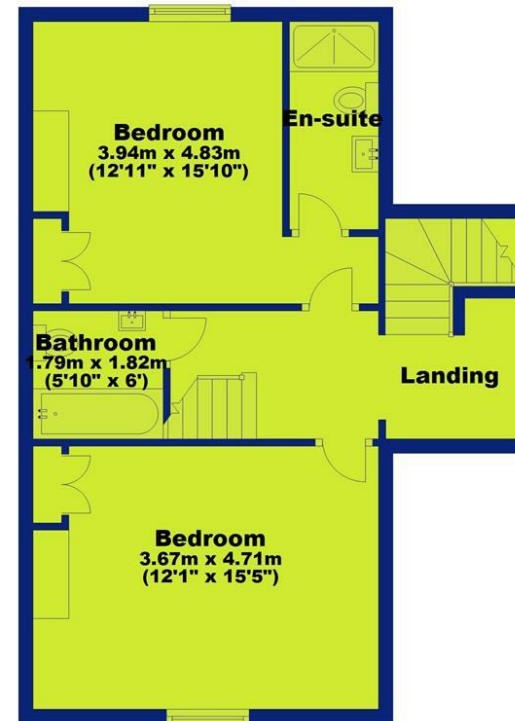
Derby Road, Nottingham, NG7 1LS



**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)**



0115 841 1155

## 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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 79                                                                                                            | 79        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | 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.