


# Western Terrace

The Park  
Nottingham  
NG7 1AF

Guide Price £285,000



 0115 841 1155



- Contemporary fourth-floor apartment with lift and stair access
- Modern kitchen with granite worktops and integrated appliances
- Two light-filled bedrooms; master with built-in wardrobe, en-suite and French doors
- Undercroft parking space, storage cage, and useful utility/airing cupboards
- EPC Band B / Council Tax Band F
- Spacious open-plan lounge/kitchen/dining area with floor-to-ceiling style windows and rooftop views
- Versatile additional dining room / living space
- Stylish main bathroom with three-piece suite
- Prime location near Nottingham city centre amenities and transport links
- Leasehold - 974 Years Remaining



0115 841 1155

## Western Terrace, The Park, Nottingham, NG7 1AF

### Key Features

FHP Living are delighted to present this beautifully designed fourth-floor apartment, offering contemporary living in the heart of Nottingham. Conveniently positioned within easy reach of the city's vibrant centre, residents can enjoy an excellent selection of shops, bars, restaurants, cultural attractions, and transport links.







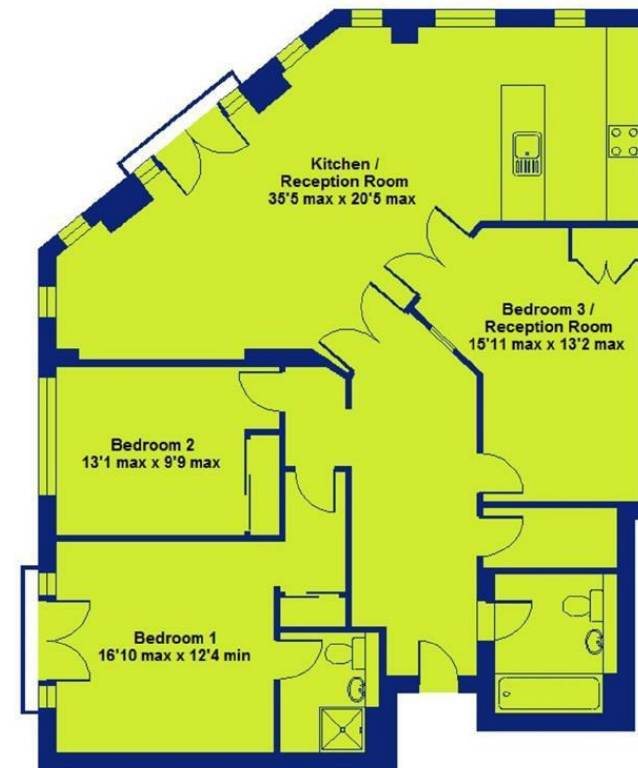
0115 841 1155

## Western Terrace, The Park, Nottingham, NG7 1AF



### The Octagon, Western Terrace, The Park NG7 1AF

APPROX. TOTAL GROSS INTERNAL FLOOR AREA 1260 SQ FT 117 SQ METRES



FOURTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2013 Produced for fhp REF : 368621



0115 841 1155

## Western Terrace, The Park, Nottingham, NG7 1AF




### *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>		
(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.