


# Hamilton Drive

Nottingham  
NG7 1DF

£279,950



 0115 841 1155



- Prestigious Park Estate location
- Small development of only six apartments
- Spacious L-shaped lounge/dining room
- Two bedrooms
- Communal garden
- Easy access to Nottingham city centre, castle and train station
- Ground floor position
- Separate modern fitted kitchen with appliances
- Modern bathroom suite
- Garage to Rear & Additional off-road parking space





0115 841 1155

## Hamilton Drive, Nottingham, NG7 1DF

### Key Features

Located within the highly sought-after Park Estate, Hamilton Court offers modern living just a short distance from Nottingham's vibrant city centre, with its array of shops, bars, restaurants, historic castle and train station.





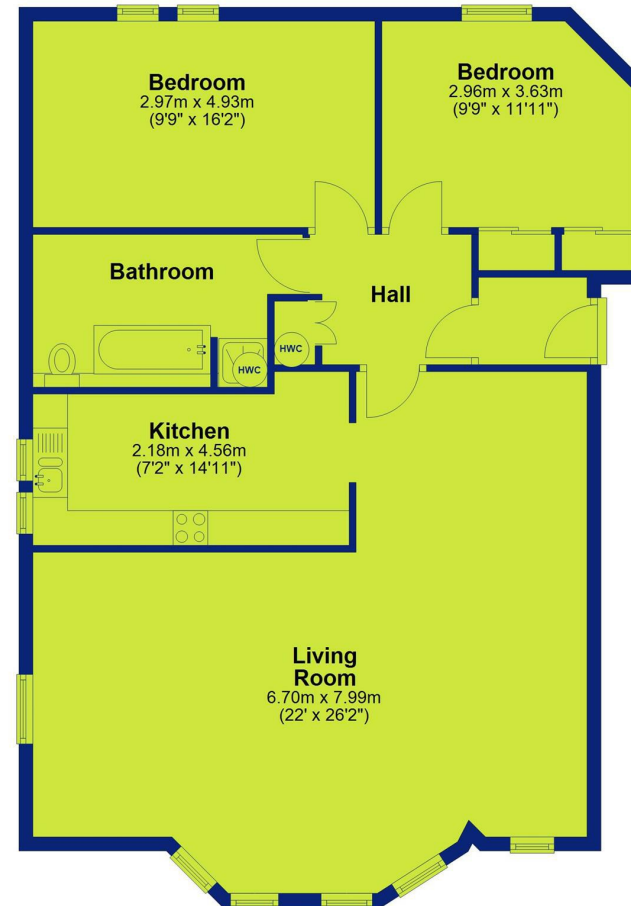
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## Hamilton Drive, Nottingham, NG7 1DF



### Ground Floor

Approx. 98.3 sq. metres (1057.8 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)



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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>	69	74
(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 