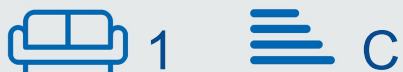



Maria Court

The Park
Nottingham
NG7 1DH

Offers In Excess Of £269,950



 0115 841 1155



- Located within the prestigious historic Park Estate
- Close to shops, bars, restaurants, transport links and Nottingham Castle
- Large private balcony and access to rear communal gardens
- Well-presented throughout
- Council Tax Band - C
- Walking distance to Nottingham city centre
- Purpose-built two-bedroom apartment with lift and stair access
- Garage parking available on a first-come, first-served basis
- EPC Rating - C
- Tenure - Leasehold

Maria Court, The Park, Nottingham, NG7 1DH

Key Features

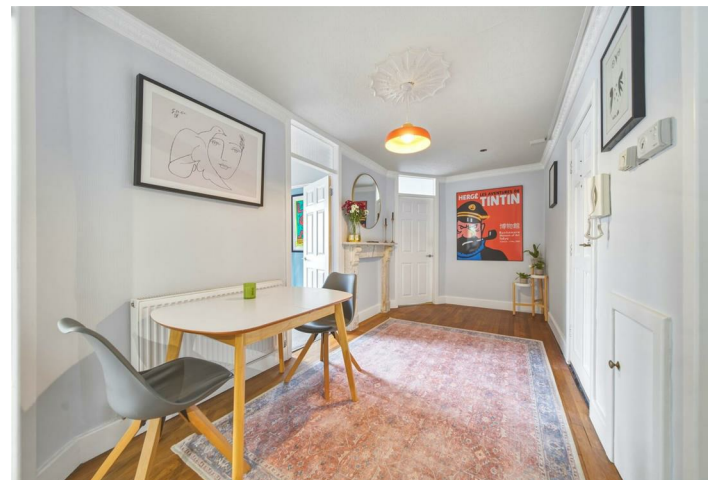
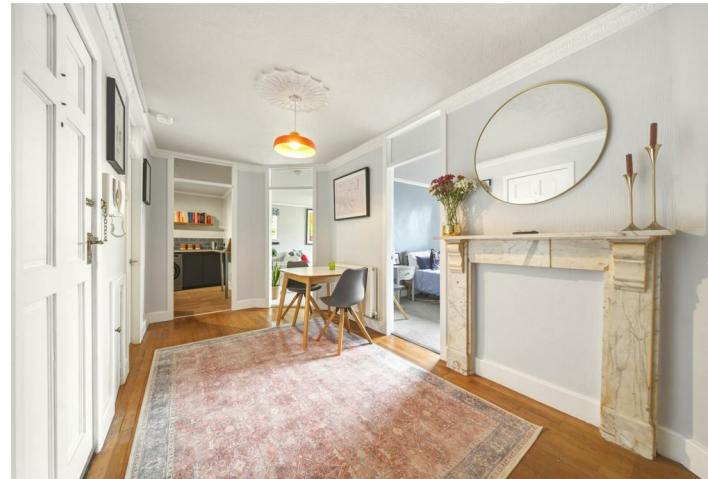
Situated within the historic Park Estate, this delightful apartment enjoys a prime location within easy reach of Nottingham city centre, offering an excellent range of shops, bars, restaurants, entertainment venues, transport links, including the train station, and the iconic Nottingham Castle.

The purpose-built apartment complex provides residents with both lift and stair access and benefits from a spacious private balcony, elevated communal gardens to the rear, and garage parking available on a first-come, first-served basis.

The accommodation briefly comprises a spacious entrance hall with ornamental fire surround, leading to a bright and airy lounge, feature ornamental fire surround, large plate-glass doors opening onto the balcony. The separate contemporary kitchen is fitted with a range of stylish units and integrated appliances, complemented by a small breakfast bar and a glazed door providing access up towards the communal gardens.

The modern shower room is beautifully appointed and includes a double shower, wash hand basin with vanity drawer storage beneath, WC, and an additional storage cupboard.

The master bedroom benefits from excellent natural light, fitted wardrobes, and a built-in storage cupboard. The second bedroom is also light and airy, making it ideal as a guest room, home office, or additional bedroom.



Maria Court, The Park, Nottingham, NG7 1DH



First Floor
Approx. 80.7 sq. metres (868.5 sq. feet)
(excluding Balcony)



Total area: approx. 80.7 sq. metres (868.5 sq. feet)



0115 841 1155

Maria Court, The Park, Nottingham, NG7 1DH




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) A			
(81-91) B			
(69-80) C		70	73
(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 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.