

# Hamilton Drive

Nottingham  
NG7 1DF

Price Guide £265,000



 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

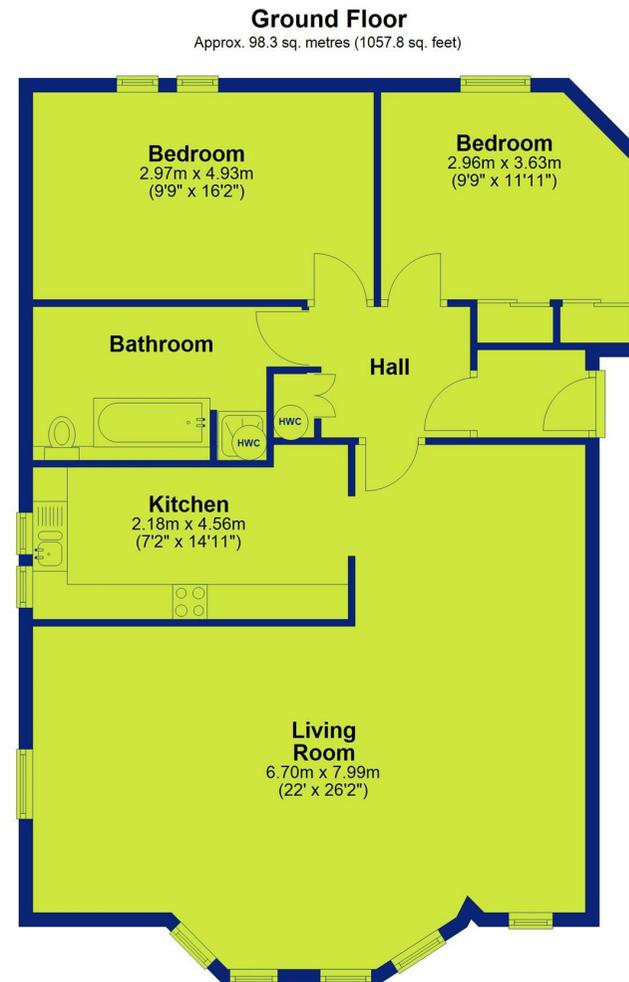
## Hamilton Drive, Nottingham, NG7 1DF

### 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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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) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	