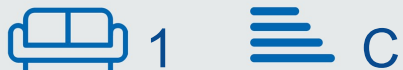



Cavendish Crescent North

The Park
Nottingham
NG7 1AZ

Price Guide £310,000



 0115 841 1155

- Two bedroom apartment situated in the sought after Park Estate
- Secure gated access offering privacy and tranquillity
- Spacious lounge/dining room with feature deep bay window
- Two bedrooms with French-style doors opening onto a private courtyard
- EPC Band C / Council Tax Band E
- Located within the highly regarded Haddon House development
- Conveniently positioned close to Nottingham city centre and Nottingham Castle
- Contemporary fitted kitchen with vaulted ceiling and integrated appliances
- Over 1,000 sq ft with enclosed courtyard and gated off-road parking for one vehicle
- Tenure - Leasehold

Cavendish Crescent North, Nottingham, NG7 1AZ

Key Features

FHP Living present this two bedroom apartment situated in the sought after Park Estate. Located within the highly regarded Haddon House development in Nottingham's exclusive Park Estate, this apartment offers a rare opportunity to secure a home in one of the city's most desirable addresses. Behind secure gated access, the property combines privacy and tranquillity with the convenience of being just moments from Nottingham city centre, the historic Nottingham Castle, and an excellent selection of shops, bars, restaurants, and transport links.

The apartment is located to the side of this striking and beautifully maintained period conversion, offering a blend of character features and well-appointed modern living. The accommodation briefly comprises a private entrance hall with a useful walk-in storage cupboard, a spacious lounge/dining room enhanced by a deep bay window, and a contemporary fitted kitchen with a vaulted ceiling and integrated appliances.

An inner hallway leads to two well-proportioned bedrooms, both benefiting from French-style doors opening onto the courtyard. The principal bedroom is complemented by an en-suite shower room, while a separate four-piece family bathroom serves the rest of the apartment.

Extending to over 1,000 sq ft, this impressive home further benefits from an enclosed courtyard and secure gated off-road parking for one vehicle.

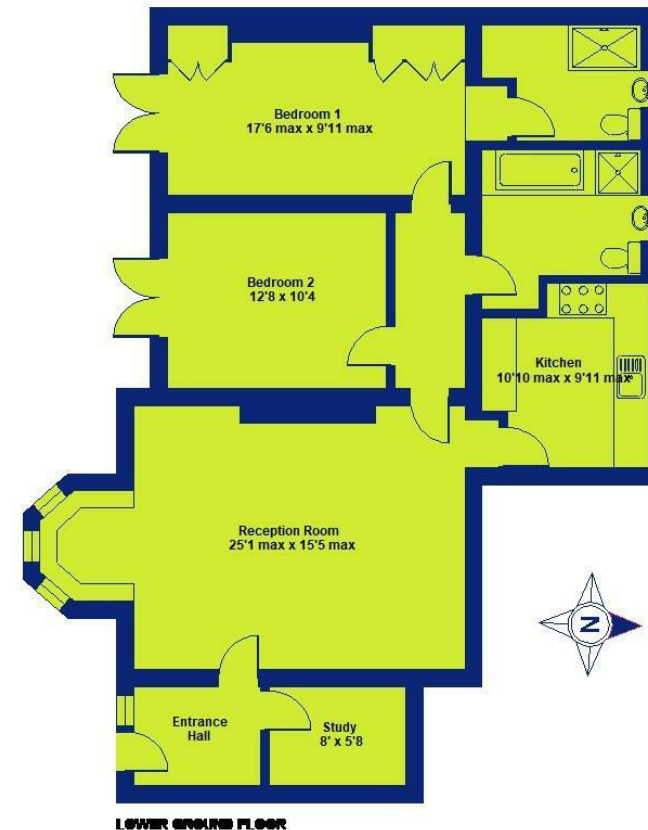


Cavendish Crescent North, Nottingham, NG7 1AZ



Haddon House Cavendish Crescent North NG7 1AZ

APPROX. TOTAL GROSS INTERNAL FLOOR AREA 1115 SQ FT 103.5 SQ METRES

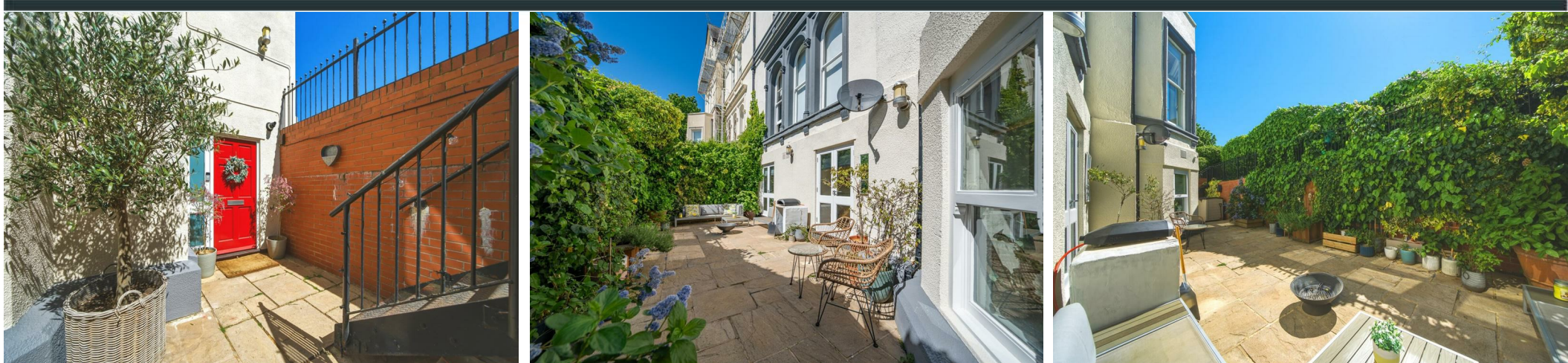


Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representational purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given as to 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.



0115 841 1155

Cavendish Crescent North, Nottingham, NG7 1AZ




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		80	82
(69-80) C			
(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.