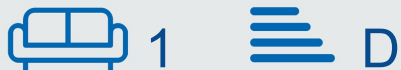



# Cavendish Crescent South

Nottingham  
NG7 1ED

£385,000



 0115 841 1155



- Prestigious Park Estate location
- Two bedrooms
- Contemporary kitchen with central island
- Private terrace accessed from the living area
- Walking distance to Nottingham city centre and railway station
- Spacious ground floor apartment
- Large open-plan living, dining and kitchen area
- Modern bathroom and separate shower room
- One allocated garage parking space
- Viewing recommended

## Cavendish Crescent South, Nottingham, NG7 1ED

### Key Features

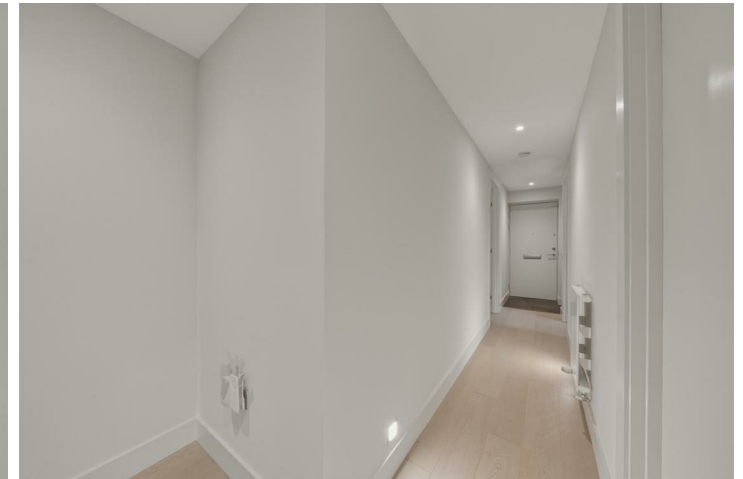
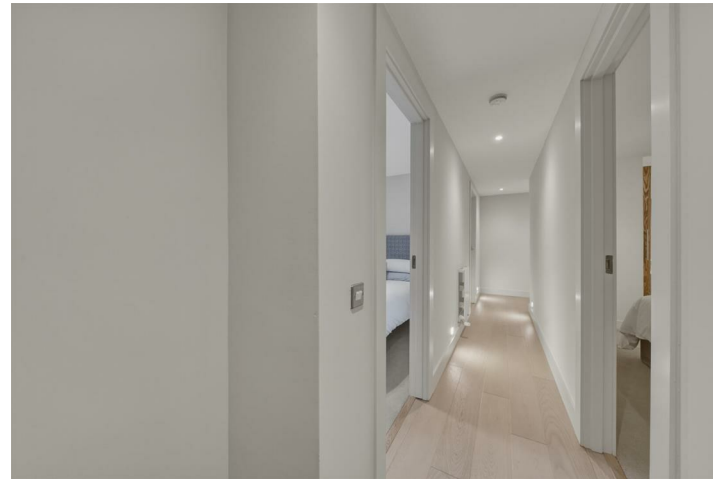
A spacious two-bedroom ground floor apartment with a private terrace and garage parking, situated within the prestigious Park Estate, one of Nottingham's most sought-after residential locations.

Occupying an enviable position within the exclusive Park Estate, this well-presented apartment offers generous accommodation and benefits from a private terrace, one allocated garage parking space and excellent access to Nottingham city centre.

The accommodation is entered via a welcoming entrance hall which leads through to a superb open-plan living, dining and kitchen space. Measuring over 24ft in length, this impressive room provides an ideal setting for both everyday living and entertaining, with ample space for dining and lounge furniture. The contemporary kitchen is fitted with a range of units and incorporates a central island, creating a sociable and functional living environment. Double doors open directly onto a private terrace, offering an excellent outdoor seating area.

The property benefits from two bedrooms, including a generous principal bedroom and a second bedroom which could also be utilised as a home office or guest room. A modern bathroom is complemented by a separate shower room, providing excellent practicality for occupiers and visitors alike.

Further benefits include one allocated garage parking space, secure entry access and a highly desirable location within The Park Estate. Renowned for its tree-lined avenues, period architecture and private surroundings, The Park offers a unique combination of tranquillity and convenience, with Nottingham city centre, Nottingham Castle and Nottingham Railway Station all within easy walking distance.





0115 841 1155

## Cavendish Crescent South, Nottingham, NG7 1ED



Total area: approx. 81.1 sq. metres (872.6 sq. feet)

Storage area on lower ground floor is 62.9m<sup>2</sup>  
Plan produced using PlanUp.



0115 841 1155

## Cavendish Crescent South, Nottingham, NG7 1ED




### *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			
(55-68) D		66	
(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	

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.