

Western Terrace

The Park
Nottingham
NG7 1AF

Guide Price £365,000



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Location



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0115 841 1155



- Park Estate location
- Delightful duplex apartment
- Roof Terrace With Fabulous Views
- Possible Lounge or Bedroom Three
- Two En-Suite facilities & WC
- Modern Range of Units & Appliances
- Upper Floor Open Plan Lounge/Kitchen
- Communal garden area
- Leasehold / Council Tax Band E
- EPC Band E



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Western Terrace, The Park, Nottingham, NG7 1AF

Key Features

FHP Living is thrilled to present this exceptional top-floor duplex apartment, ideally situated within the prestigious Park Estate. Offering seamless access to Nottingham's vibrant city centre and its diverse range of amenities, this property perfectly balances convenience and tranquillity.

Nestled in the heart of the renowned Park Estate, this home provides a serene residential environment while remaining just moments from the city's bustling centre. Housed within an elegant period building, the apartment combines historic charm with contemporary comfort, creating a truly unique living space.

Spanning the top two floors, this spacious duplex boasts a versatile layout with generous living areas. The accommodation includes up to three bedrooms, two of which are generously sized and feature stylish en-suite bath/shower rooms. Alternatively, the flexible floorplan allows for two bedrooms and an additional reception room, catering to various lifestyle needs.

The upper floor offers a sophisticated open-plan lounge and kitchen, equipped with a modern selection of high-quality units and appliances, designed to maximize both comfort and functionality.

From the living area, step out onto the impressive roof terrace, which provides breathtaking panoramic views over The Park Estate and beyond - an idyllic space for relaxation and entertaining guests.

Additional features include off-road parking for added convenience and access to a communal garden area at the rear of the property, offering a peaceful outdoor retreat.

This delightful duplex apartment seamlessly blends period character with modern living, presenting an outstanding opportunity to reside in one of Nottingham's most sought-after and prestigious locations.





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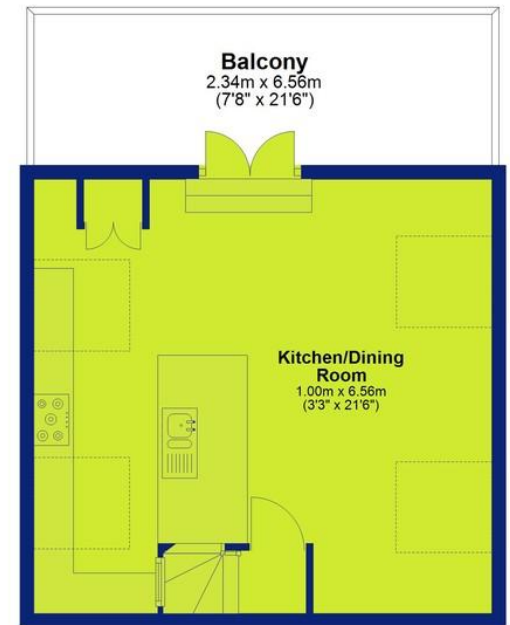
Top Floor

Approx. 78.5 sq. metres (844.8 sq. feet)



Upper Top Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 119.2 sq. metres (1283.2 sq. feet)



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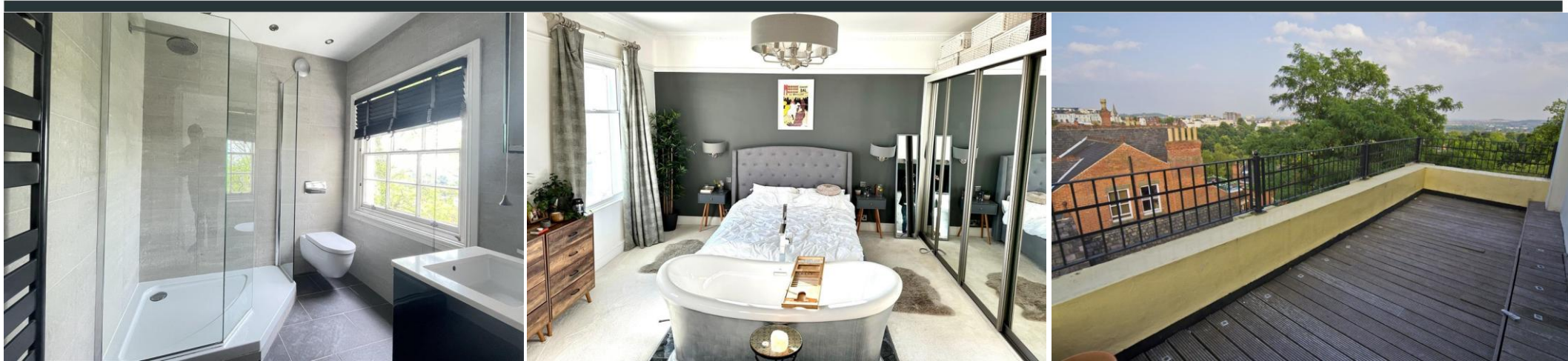
Video



Contact



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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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.