

# Western Terrace

The Park  
Nottingham  
NG7 1AF

**Guide Price £365,000**



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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.

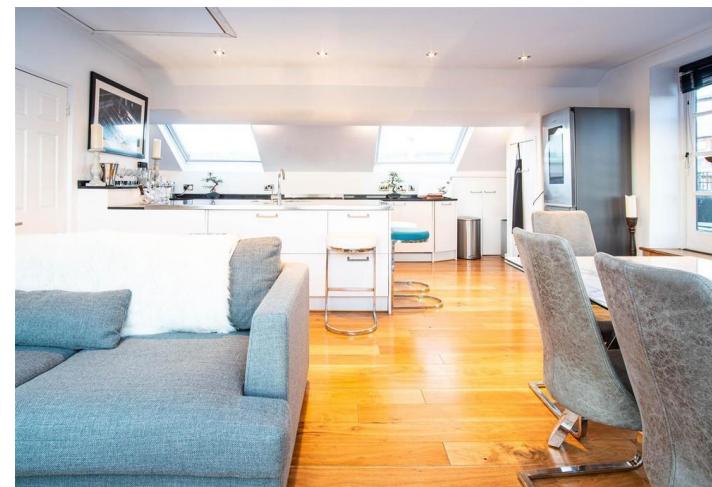
Spanning the top two floors, this spacious duplex boasts a versatile layout with generous living areas. The accommodation includes up to three bedrooms, two of which are generously sized and feature stylish en-suite bath/shower rooms. Alternatively, the flexible floorplan allows for two bedrooms and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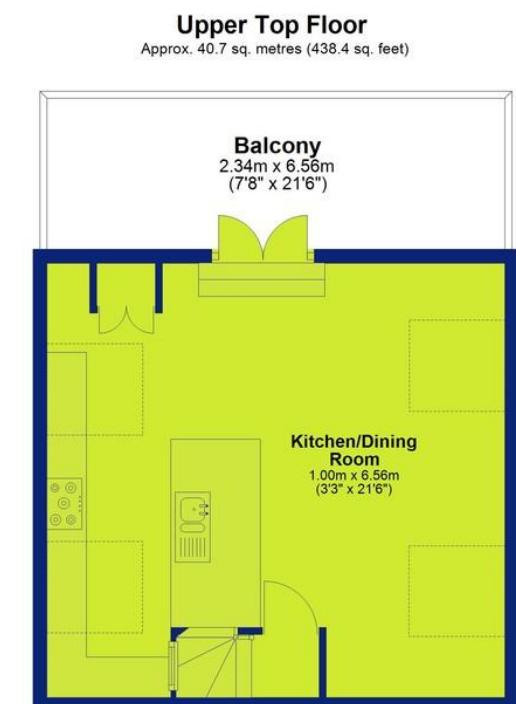


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Total area: approx. 119.2 sq. metres (1283.2 sq. feet)

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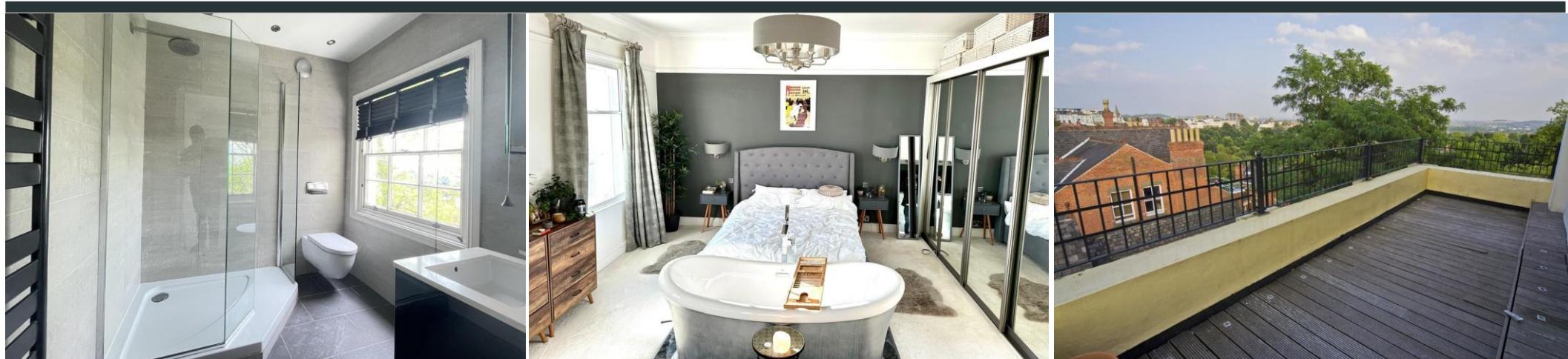


Video



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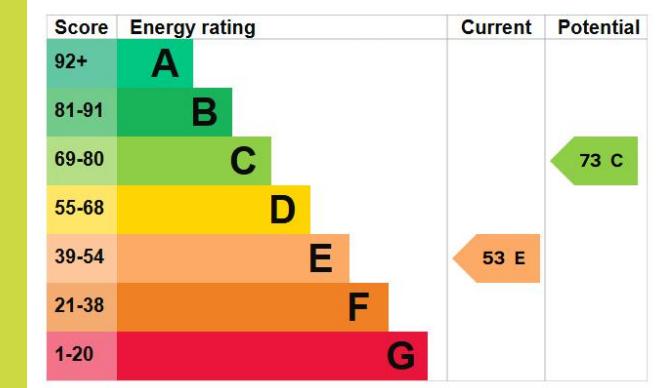


*Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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NG2 6AU

1 Weekday Cross  
The Lace Market  
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