

DISTINCTIVE
HOMES
by



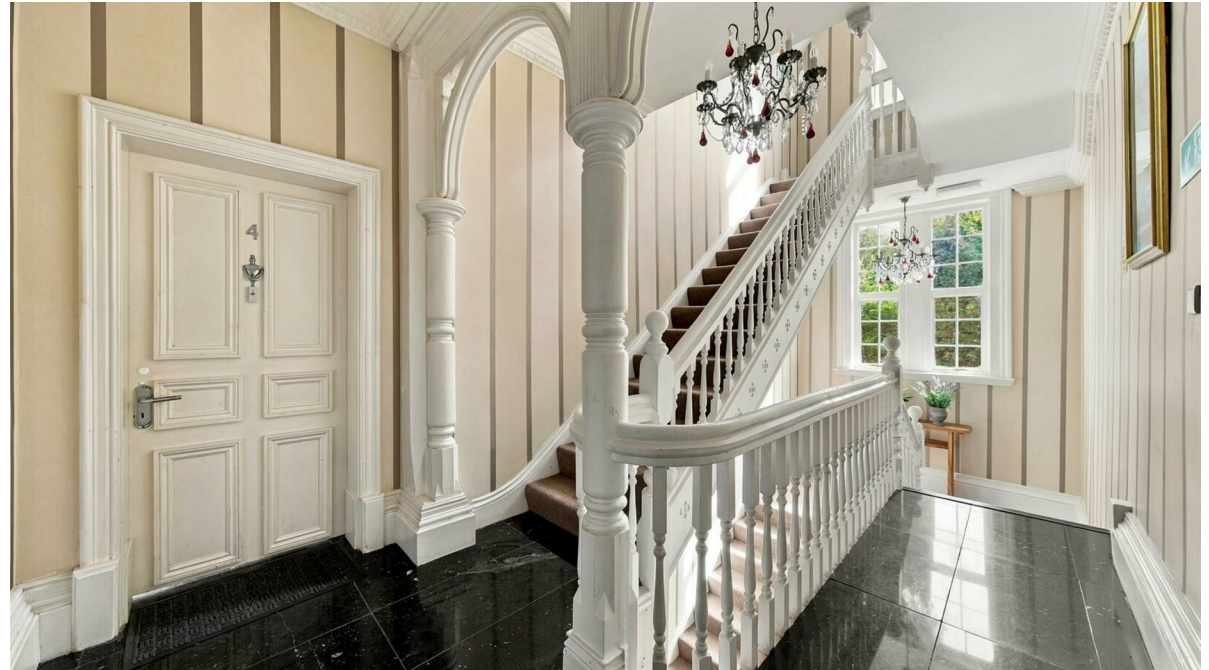
Melton Road

Nottingham, NG12 4AG

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A particularly impressive second-floor penthouse apartment, occupying a privileged position within this beautifully maintained period building, where original architectural detailing and character have been carefully retained. Offering generous living accommodation, private outdoor space and breathtaking views across Edwalton and the surrounding area, this is a truly distinctive home.





The building itself is immaculately presented, with a wealth of period character evident throughout. The apartment retains a number of beautiful original features, complemented by a considered layout and well-maintained accommodation, creating a particularly appealing blend of period charm and comfortable modern living.

The apartment is approached via an impressive communal entrance, with stairs and a lift providing direct personal access to the apartment, adding an exceptional level of privacy and convenience.

Upon entering, the spacious reception hall leads into the principal living accommodation. The lounge/diner is a bright and elegant space, featuring a charming fireplace surround and French doors opening onto the balcony. The adjoining dining kitchen is generously proportioned and fitted with a range of wall and base units, granite work surfaces and a central island incorporating a five-ring gas hob. Integrated appliances include an electric oven and dishwasher, with further French doors providing access to the balcony.





There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys a double-glazed bay window to the front and a recently refitted en-suite shower room with a double-width shower enclosure and attractive feature tiling. Bedroom two benefits from French doors opening onto the balcony. A separate family bathroom completes the internal accommodation.

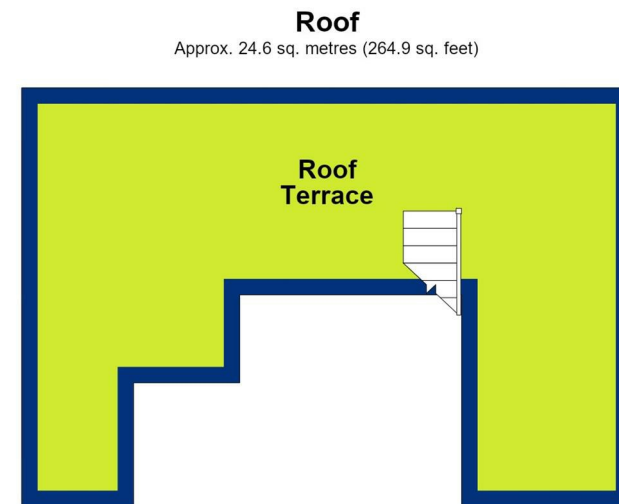
One of the property's most impressive features is the private rooftop terrace, providing an exceptional outdoor space with breathtaking, far-reaching views across Edwalton and the surrounding area. A rare and highly desirable feature, the terrace offers an ideal setting for entertaining, relaxing or simply enjoying the outlook.

Externally, the development is approached via secure remote-controlled gates, leading to immaculate landscaped communal grounds with mature trees, shrubs and lawns. The property also benefits from a single garage, allocated parking and visitor parking.

An exceptional penthouse apartment within an immaculately maintained period building, combining generous accommodation, retained architectural character, excellent privacy and an outstanding private roof terrace. A property of this calibre and individuality is best appreciated in person.







Outbuilding
Approx. 13.1 sq. metres (141.0 sq. feet)



Total area: approx. 160.5 sq. metres (1727.5 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	80	80
(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	

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Interested in this home?

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