

# Melton Road

Edwalton  
Nottingham  
NG12 4DD

Prices From £1,700,000



- RESERVE NOW! Rare off-plan opportunity with potential Stamp Duty savings
- Exclusive development
- Five bedrooms
- Tenure - Freehold
- Plots available on request - please contact us for more information
- Energy-efficient properties
- Contemporary and environmentally sustainable
- Please contact us for more information!

 0115 841 1155

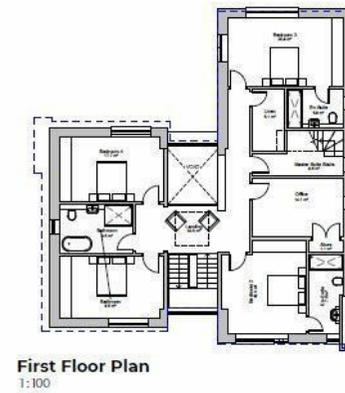
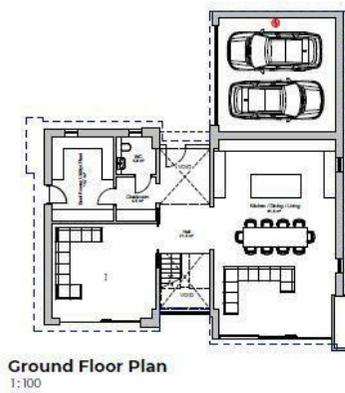
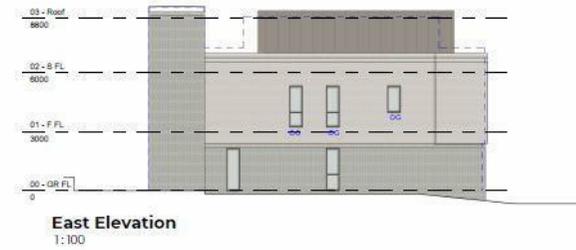
## Melton Road, Edwalton, Nottingham, NG12 4DD

### Key Features

A breathtakingly exclusive modern development by local developer Hoxston - "The Glade" boasts 8 (5 bedroom) contemporary homes right in the heart of one of the most desirable locations in Nottinghamshire. The beautiful mature setting offers a unique opportunity to create a new life in an iconic and energy efficient home.



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.