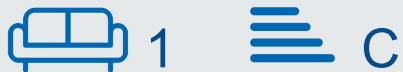


Hamilton Drive

Nottingham
NG7 1DF

Price Guide £249,000



 0115 841 1155



- Prestigious Park Estate location
- Small development of only six apartments
- Spacious L-shaped lounge/dining room
- Two bedrooms
- Communal garden
- Easy access to Nottingham city centre, castle and train station
- Ground floor position
- Separate modern fitted kitchen with appliances
- Modern bathroom suite
- Garage to Rear & Additional off-road parking space



0115 841 1155

Hamilton Drive, Nottingham, NG7 1DF

Key Features

Located within the highly sought-after Park Estate, Hamilton Court offers modern living just a short distance from Nottingham's vibrant city centre, with its array of shops, bars, restaurants, historic castle and train station.

This modern ground floor apartment forms part of a small, purpose-built development of only six residences. The property features a communal and private entrance hall, leading to a generous L-shaped lounge and dining area, enhanced by windows that provide natural light. The separate kitchen is fitted with modern units and appliances. An inner hallway gives access to two well-proportioned bedrooms and a modern bathroom with suite.

Externally, a communal driveway leads to a single garage en bloc, positioned at the rear of the development, together with an off-road parking space.

Residents also enjoy use of a communal garden, contributing to the overall appeal of this delightful home.





0115 841 1155

Hamilton Drive, Nottingham, NG7 1DF





0115 841 1155

Hamilton Drive, Nottingham, NG7 1DF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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 	