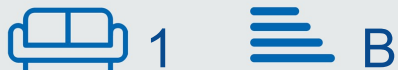



Western Terrace

The Park
Nottingham
NG7 1AF

Price Guide £375,000



 0115 841 1155



- Modern fourth-floor apartment with impressive views across The Park Estate and beyond
- Large open-plan lounge, dining and kitchen area
- Two bedrooms / Principal bedroom with modern en-suite shower room
- Private balcony with elevated views
- EPC Band E/ Council Tax Band F
- Secure communal entrance with coded lift and stair access
- Modern fitted kitchen with granite worktops and integrated appliances
- Main bathroom plus separate storage/utility room
- Prime location on the edge of Nottingham's prestigious Park Estate
- Leasehold



0115 841 1155

Western Terrace, The Park, Nottingham, NG7 1AF

Key Features

Situated on the edge of one of Nottingham's most prestigious locations, this superb apartment enjoys easy access to the city's shops, bars, restaurants, entertainment venues, mainline train station and the iconic Nottingham Castle.

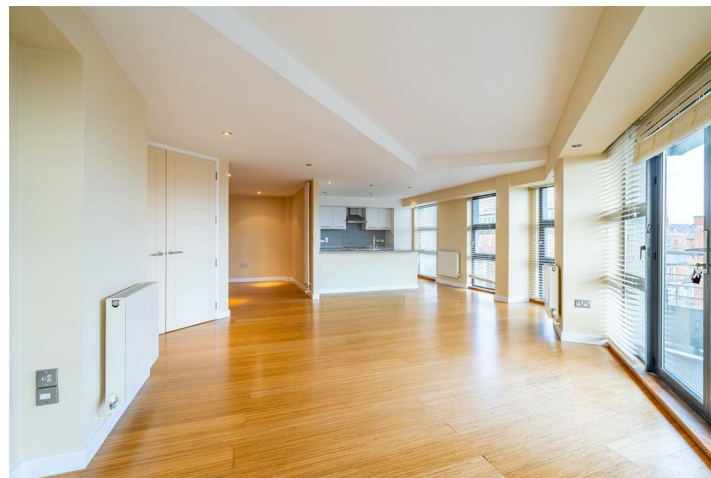
FHP Living are delighted to offer for sale this modern fourth-floor apartment, boasting remarkable views across The Park Estate and beyond. The property offers spacious interiors with near floor-to-ceiling windows that flood the apartment with natural light, alongside a private balcony providing the perfect vantage point from which to enjoy the impressive outlook.

The apartment is accessed via a secure communal entrance with coded lift and stair access to the fourth floor. Upon entering, a modern interior awaits.

Extending to over 1,200 sq ft, the private entrance hall leads through double doors into an impressive open-plan living, dining and kitchen space. The kitchen is fitted with a range of modern units, granite work surfaces and integrated appliances, while engineered flooring runs throughout the living area and hallway, complementing the contemporary design and providing direct access to the balcony.

Both bedrooms are generously proportioned and filled with natural light, with the principal bedroom benefitting from a modern en-suite shower room. The main bathroom features a modern suite, with an adjacent storage/utility room adding further practicality.

The property further benefits from two undercroft parking spaces, a rare advantage for modern developments in and around the city, as well as a useful storage cage. Viewing is highly recommended to fully appreciate the space, views and location on offer.





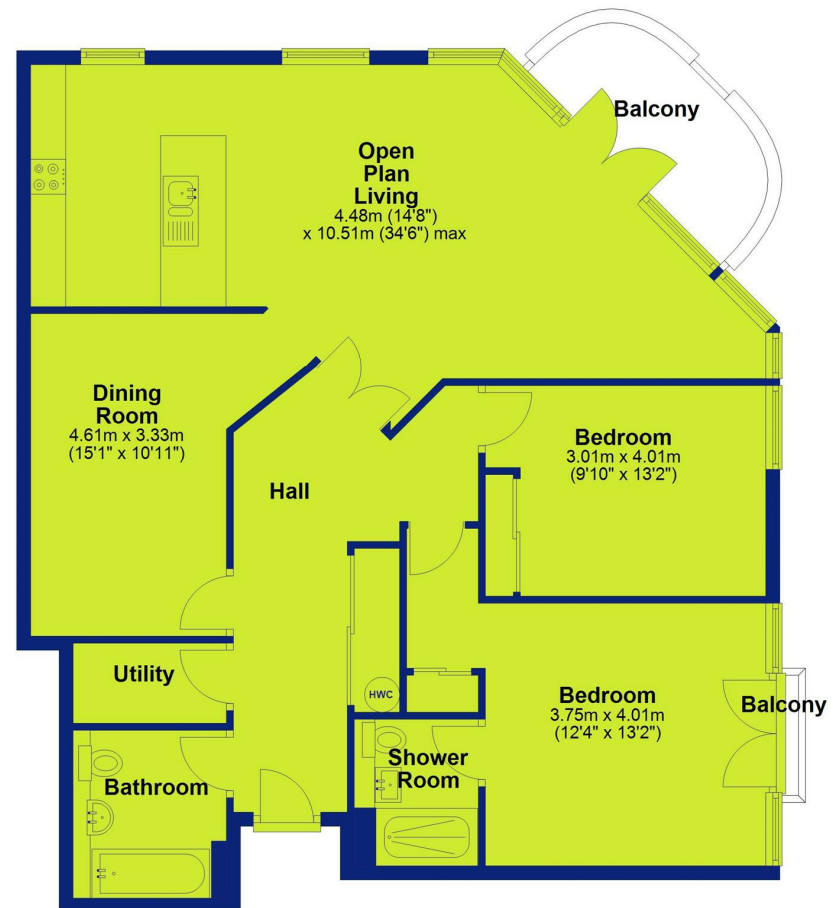
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Fourth Floor

Approx. 110.5 sq. metres (1189.6 sq. feet)



Total area: approx. 110.5 sq. metres (1189.6 sq. feet)



0115 841 1155

Western Terrace, The Park, Nottingham, NG7 1AF




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) A		
(81-91) B	81	81
(69-80) C		
(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 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.