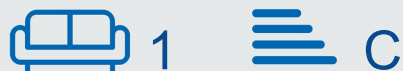


Cavendish Crescent

The Park
Nottingham
NG7 1EN

Price Guide £165,000



 0115 841 1155



- Prestigious Park Estate location
- Top-floor apartment within a former period property
- Private entrance hall
- Modern fitted kitchen with appliances
- EPC Band D / Council Tax Band A
- Easy access to Nottingham city centre
- Communal entrance hall and staircase
- Spacious lounge
- One bedroom
- Tenure - Leasehold



0115 841 1155

Cavendish Crescent South, The Park, Nottingham, NG7 1EN

Key Features

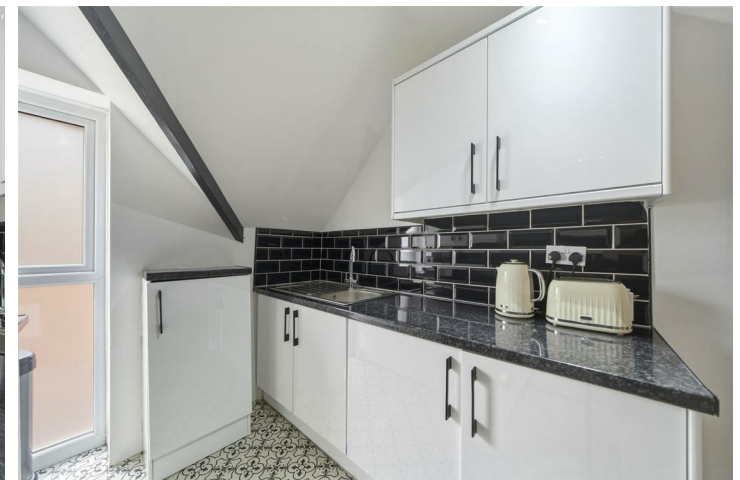
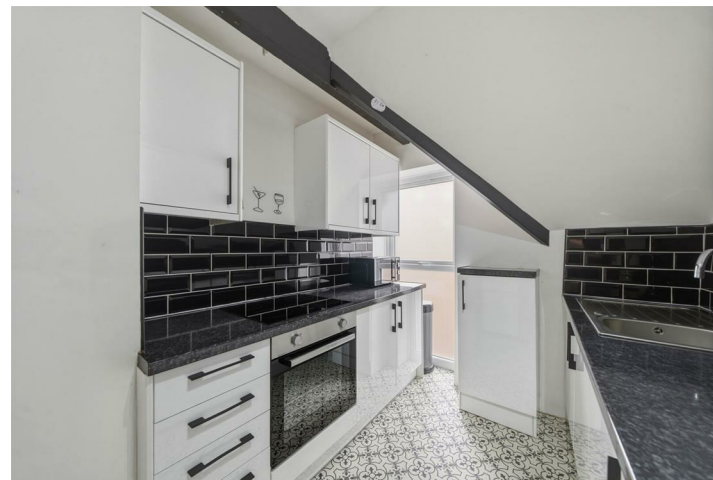
Situated within the prestigious and highly sought-after Park Estate, one of Nottingham's most desirable residential locations, this charming top-floor apartment enjoys an enviable position just a short walk from the heart of Nottingham city centre. Residents can take full advantage of the city's extensive range of amenities, including an excellent selection of shops, bars, restaurants, cafés, leisure facilities, and entertainment venues, as well as convenient transport links and the historic Nottingham Castle.

Forming part of the upper floor of an attractive period property, the apartment successfully combines character features with modern-day comforts. Accessed via a well-maintained communal entrance hall with staircase rising to the top floor, the property opens into a private entrance hall that provides access to all principal rooms.

The accommodation is both well-presented and thoughtfully arranged, comprising a spacious and inviting lounge that offers ample room for both relaxation and entertaining. The modern fitted kitchen is equipped with a range of units and integrated appliances, providing a practical and stylish space for everyday living. The generous double bedroom offers comfortable accommodation with space for additional furniture, while the contemporary bathroom is fitted with a modern suite and complementary fixtures and fittings.

The Park Estate is renowned for its attractive architecture, tree-lined streets, and peaceful surroundings, creating a unique setting that feels secluded while remaining exceptionally convenient for city living. Whether enjoying the nearby green spaces, exploring the city's cultural attractions, or commuting via Nottingham's excellent transport network, residents benefit from the very best of both worlds.

Combining period charm, modern convenience, and a highly desirable location, this attractive apartment represents an excellent opportunity for professionals, couples, first-time buyers, or investors seeking a well-positioned home within easy reach of Nottingham city centre and its many amenities.





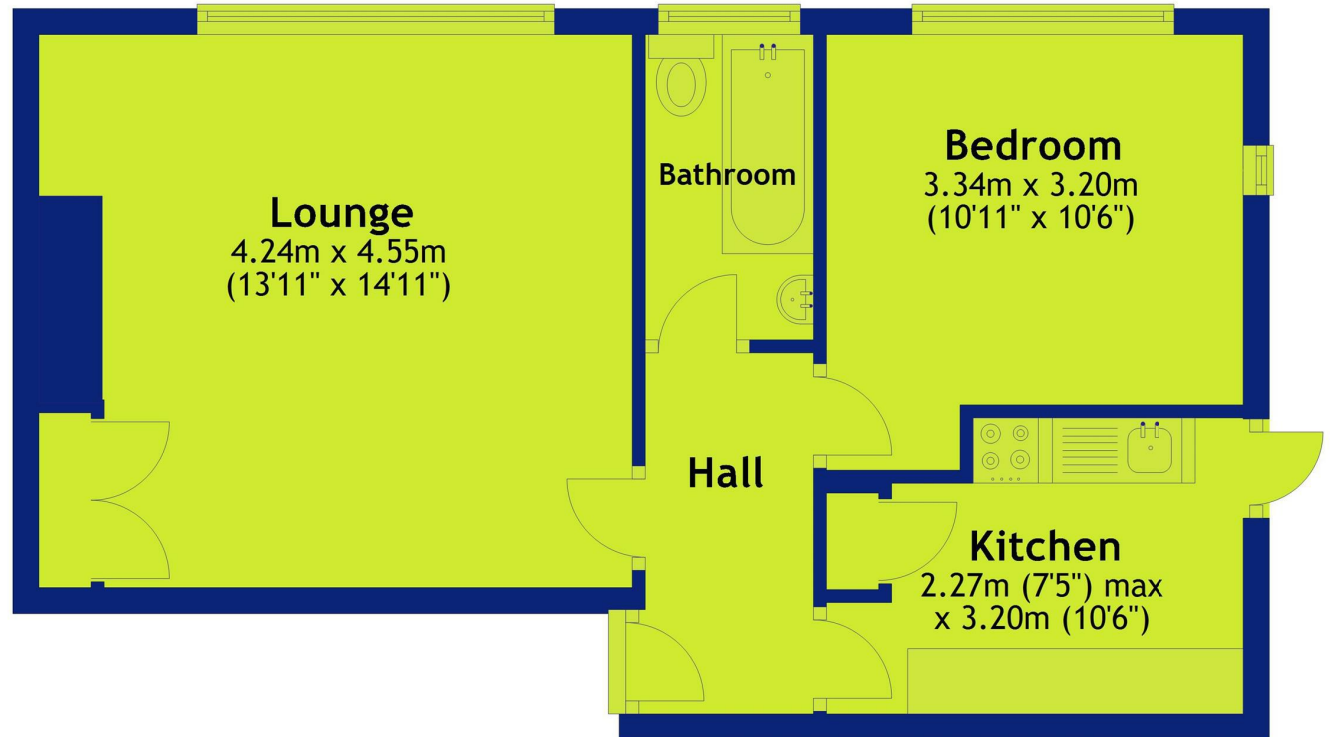
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Second Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 43.6 sq. metres (469.6 sq. feet)



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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) A		
(81-91) B		
(69-80) C	71	71
(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.