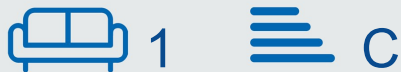


Park Wharf

Nottingham
NG7 1FA

Guide Price £375,000



- Spacious three-storey townhouse
- Large kitchen/diner measuring approximately 16'4" x 10'7"
- Four bedrooms, including a generous principal bedroom with en-suite
- Two private balconies providing attractive outdoor space
- Excellent access to Nottingham City Centre, Nottingham Train Station and major transport links
- Located within the popular Park Wharf waterside development
- Impressive first-floor living room with access to a private balcony
- Family bathroom and two separate WCs
- Integral garage with additional utility room
- Conveniently located for Queen's Medical Centre, the University of Nottingham, The Park Estate and local amenities

 0115 841 1155

Park Wharf, Nottingham, NG7 1FA

Key Features

Situated in the highly desirable Park Wharf, this impressive three-storey townhouse offers spacious and versatile accommodation extending to approximately 1,565 sq ft. Perfectly positioned within easy reach of Nottingham City Centre, Nottingham Castle, The Park Estate, universities, hospitals and excellent transport links, the property combines modern waterside living with generous internal space.

The accommodation is arranged over three floors and briefly comprises an entrance hall, ground floor WC, utility room, integral garage and a contemporary kitchen/diner with ample space for dining and entertaining. The first floor features a substantial living room opening onto a private balcony overlooking the development, together with two bedrooms and a further WC. The second floor provides a generous principal bedroom with en-suite shower room and private balcony access, an additional double bedroom and a family bathroom.

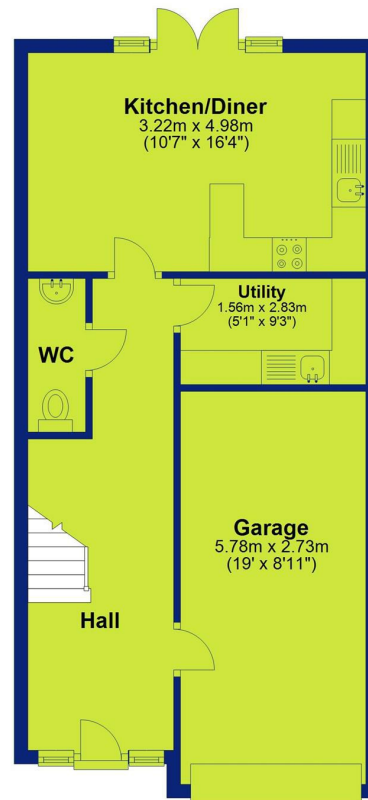
Offering flexible living space ideal for families, professionals or investors, the property benefits from multiple bathrooms, two balconies, an integral garage and well-proportioned rooms throughout. Its sought-after location close to the city centre, Queen's Medical Centre, the University of Nottingham and major road networks makes it an excellent opportunity for a wide range of buyers.



Park Wharf, Nottingham, NG7 1FA



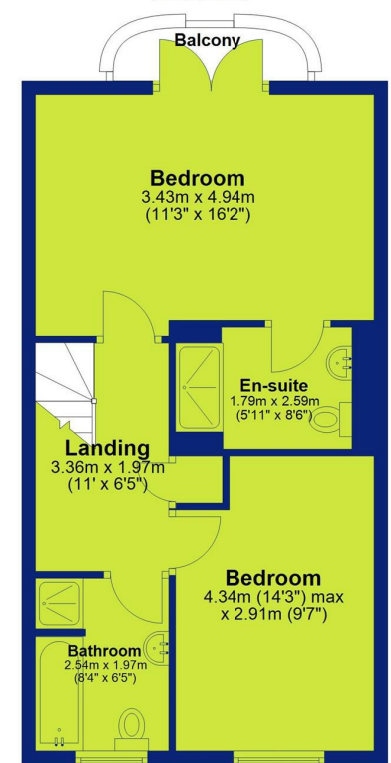
Ground Floor
Approx. 52.6 sq. metres (566.0 sq. feet)



First Floor
Approx. 45.4 sq. metres (488.2 sq. feet)
(excluding Balcony)



Second Floor
Approx. 47.4 sq. metres (510.5 sq. feet)
(excluding Balcony)



Total area: approx. 145.4 sq. metres (1564.8 sq. feet)

Storage area on lower ground floor is 62.9m²
Plan produced using PlanUp.



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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			82
(69-80) C		70	
(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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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.