


Flat 2, 125 Derby Road

The Park
Nottingham
NG7 1LS

Price Guide £265,000



 0115 841 1155



- Prestigious Nottingham location with easy access to the city centre
- Elevated position with far-reaching panoramic views over The Park Estate
- Feature ornamental fireplaces
- Open-plan lounge and sleek fitted kitchen with integrated appliances
- EPC Band C / Council Tax Band B
- Exclusive development of just four apartments, set within historic listed buildings converted within the last five years
- Two double bedrooms
- Stylish en-suite shower room to principal bedroom with an additional modern shower room
- Private balcony with stunning views
- Tenure - Share of Freehold



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Key Features

Situated on the edge of one of Nottingham's most prestigious locations, the property enjoys convenient access to Nottingham city centre, offering a wide range of shops, bars, restaurants, the mainline train station and the city's iconic castle.

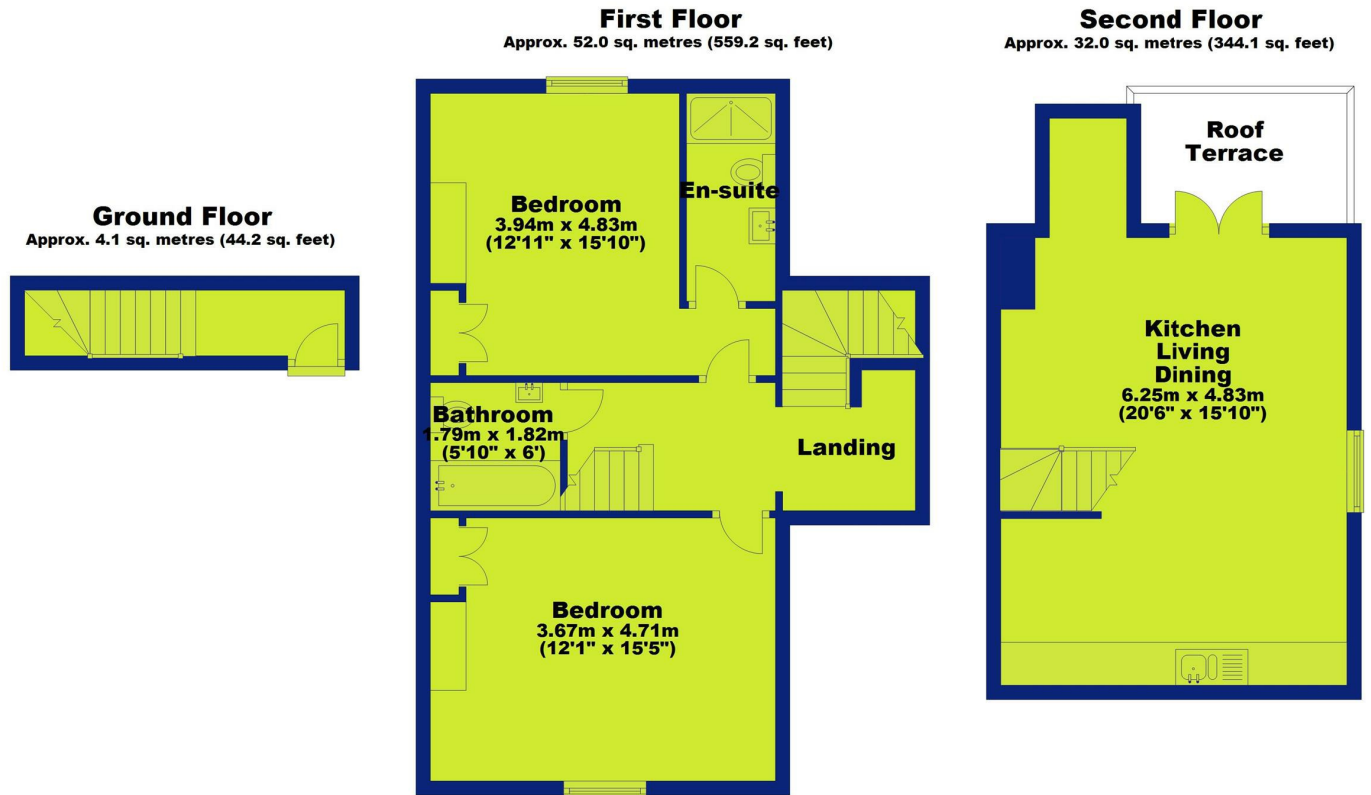
The apartment forms part of an exclusive development of just four stylish residences within historic listed buildings, thoughtfully converted within the last five years.

Occupying an elevated position, the property boasts fabulous far-reaching panoramic views across The Park Estate and beyond. The duplex-style accommodation is rich in character and features exposed beams, a private balcony and an undercroft parking space, and must be viewed to be fully appreciated.

The accommodation briefly comprises a private entrance with internal staircase rising to the first floor, providing access to two well-proportioned double bedrooms, both benefiting from feature ornamental fireplaces, along with a stylish en-suite shower room to the principal bedroom. A further contemporary shower room serves the landing. A second staircase rises to the impressive open-plan lounge and kitchen, fitted with a range of sleek modern units and integrated appliances, enhanced by exposed beams and direct access to the balcony, from which the stunning elevated views can be enjoyed. An undercroft parking space is located a short walk from the property.



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Total area: approx. 88.0 sq. metres (947.5 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 | | 79 | 79 |
| (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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