

# Cavendish Crescent South

The Park  
Nottingham  
NG7 1EN

Price Guide £279,900



 0115 841 1155



- First-floor apartment in the highly sought-after Park Estate location
- Bright open-plan lounge/kitchen with modern units and appliances.
- Two well-proportioned bedrooms.
- Charming period features blended with contemporary living.
- EPC Band D / Council Tax Band C
- Private entrance hall with built-in storage cupboards.
- Feature ornamental fireplace and large window providing excellent natural light.
- Stylish three-piece bathroom suite.
- Walking distance to Nottingham city centre, shops, restaurants and nightlife
- Tenure - Leasehold



0115 841 1155

## Cavendish Crescent South, Nottingham, NG7 1EN

### Key Features

Nestled in the highly desirable Cavendish Crescent South in Nottingham, this charming first-floor apartment presents a wonderful opportunity for those seeking a blend of modern living and classic character. The property boasts a private entrance hall, complete with built-in storage cupboards, ensuring practicality and convenience from the moment you step inside.

The heart of the home is an open-plan lounge and kitchen area, beautifully appointed with a range of contemporary units and appliances. This inviting space is enhanced by a delightful ornamental feature fireplace and a large window that floods the room with natural light, creating a warm and welcoming atmosphere.

The apartment comprises two well-proportioned bedrooms, perfect for a small family, professionals, or those looking to downsize. A modern three-piece bathroom completes the accommodation, offering both style and functionality.

This property is not only a comfortable living space but also a reflection of the era in which it was constructed, showcasing a wealth of features that add to its charm. With its prime location and appealing characteristics, this apartment is a must-see for anyone looking to make Nottingham their home. We highly recommend scheduling a viewing to fully appreciate all that this delightful property has to offer.



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Total area: approx. 75.9 sq. metres (817.1 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			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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