

DISTINCTIVE
HOMES
by



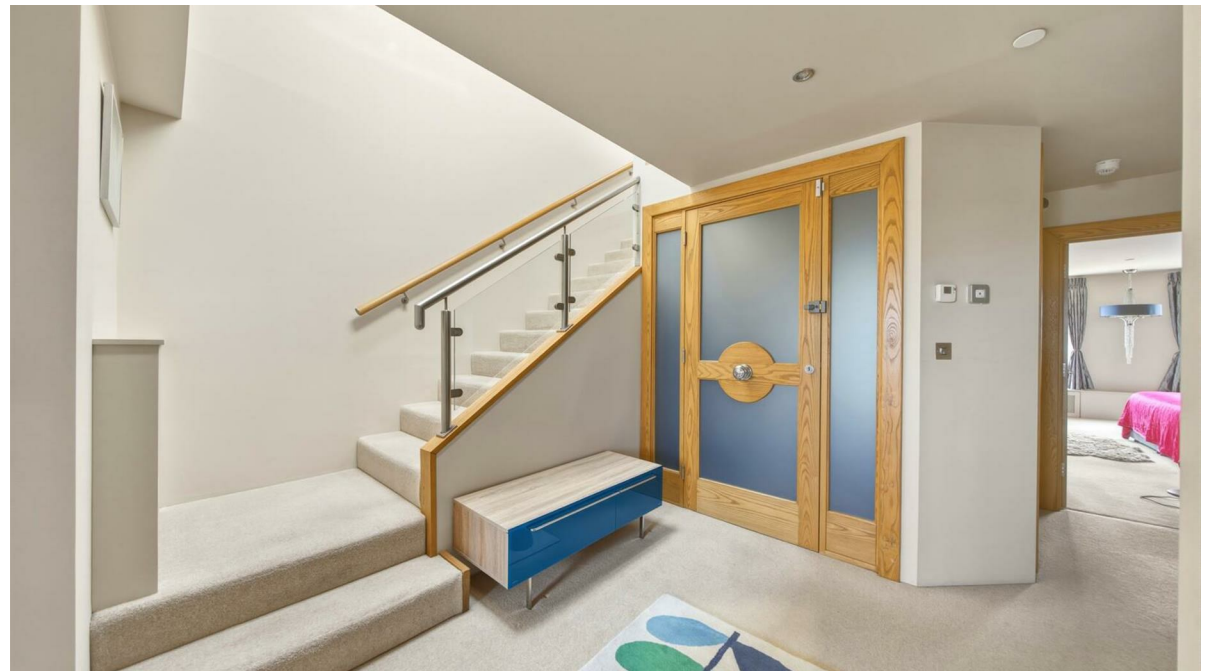
Park Terrace

The Park, Nottingham, NG1 5DN

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Situated within the sought-after Park Estate, one of Nottingham's most established and desirable residential locations, this impressive duplex apartment offers an excellent opportunity to enjoy city living just a short distance from Nottingham's shopping, dining, cultural attractions, transport links and the historic Nottingham Castle.





Forming part of an elegant gated conversion, this well-presented residence occupies the upper two floors and extends to approximately 2,400 sq ft of accommodation. Accessed via both a communal lift and staircase, the welcoming entrance hall leads to three well-proportioned double bedrooms, each benefiting from fitted wardrobes. The principal bedroom features a contemporary en-suite shower room, while the remaining bedrooms are also served by their own stylish en-suite facilities, all finished with quality fixtures and fittings. The two front-facing bedrooms enjoy elevated views across the city and excellent natural light.

The upper floor has been designed with modern living in mind, providing generous spaces for both everyday life and entertaining. The dining kitchen is fitted with a range of classic cabinetry, granite work surfaces and integrated appliances, combining practicality with timeless style. From here, doors open onto a spacious roof terrace, offering panoramic views across Nottingham's skyline and an ideal space for outdoor dining or relaxing.





Adjoining the kitchen, the spacious lounge provides a bright and comfortable living area with access to a second, more private balcony, creating an additional outdoor seating space. A separate utility room is located on the lower floor, while a convenient WC serves the upper-floor living accommodation.

The property also benefits from secure gated parking.

Offering generous accommodation, quality finishes, attractive outdoor spaces and an enviable location within The Park Estate, this is a superb home that combines character, comfort and convenience in one of Nottingham's most desirable addresses.

A superb duplex apartment occupying the top two floors of this attractive gated conversion.

Service Charge: £5,520 PA





Second Floor

Approx. 128.9 sq. metres (1387.1 sq. feet)



Top Floor

Approx. 99.7 sq. metres (1073.4 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 228.6 sq. metres (2460.5 sq. feet)



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Distinctive Homes by FHP Living

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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	

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Interested in this home?

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