


# Clumber Road East

The Park  
Nottingham  
NG7 1BD

Offers Over £365,000



 0115 841 1155



- Prestigious Location
- First Floor Apartment
- Two Double Bedrooms
- Kitchen with Appliances
- Many Features/ Internal Area Approx. 1340 Sqft
- Imposing Period Conversion
- Elegant Lounge with a pleasant outlook
- Dining/Reception Hall
- Modern Bathroom with Bath and Shower
- EPC RATING C





0115 841 1155

## Clumber Road East, The Park, Nottingham, NG7 1BD

### Key Features

FHP Living feel privileged to be offering for sale this grand first floor apartment forming part of a substantial and imposing period conversion.

Boasting over 1300 Sqft of space and offering a wealth of features and characteristics which epitomise the era of design, the property briefly comprises; communal entrance hall, Private reception/dining hall, elegant spacious lounge with double aspect windows allowing natural light to flow, feature ornamental fire surround and high level ceiling with cornicing, inner hallway with access to the kitchen, which is fitted with a range of units and appliances and two double bedrooms, the master of which features a large bay window, ornamental fire surround and high level ceiling. In addition, there is a bathroom with modern suite, incorporating a bath with separate shower.

Leasehold - We have been advised by the vendor that the property is Leasehold. There are around 160 years remaining on the Lease and we have been informed that there is a yearly service charge payable of approximately £1200 per annum. The Ground Rent on this property is £100 per annum.

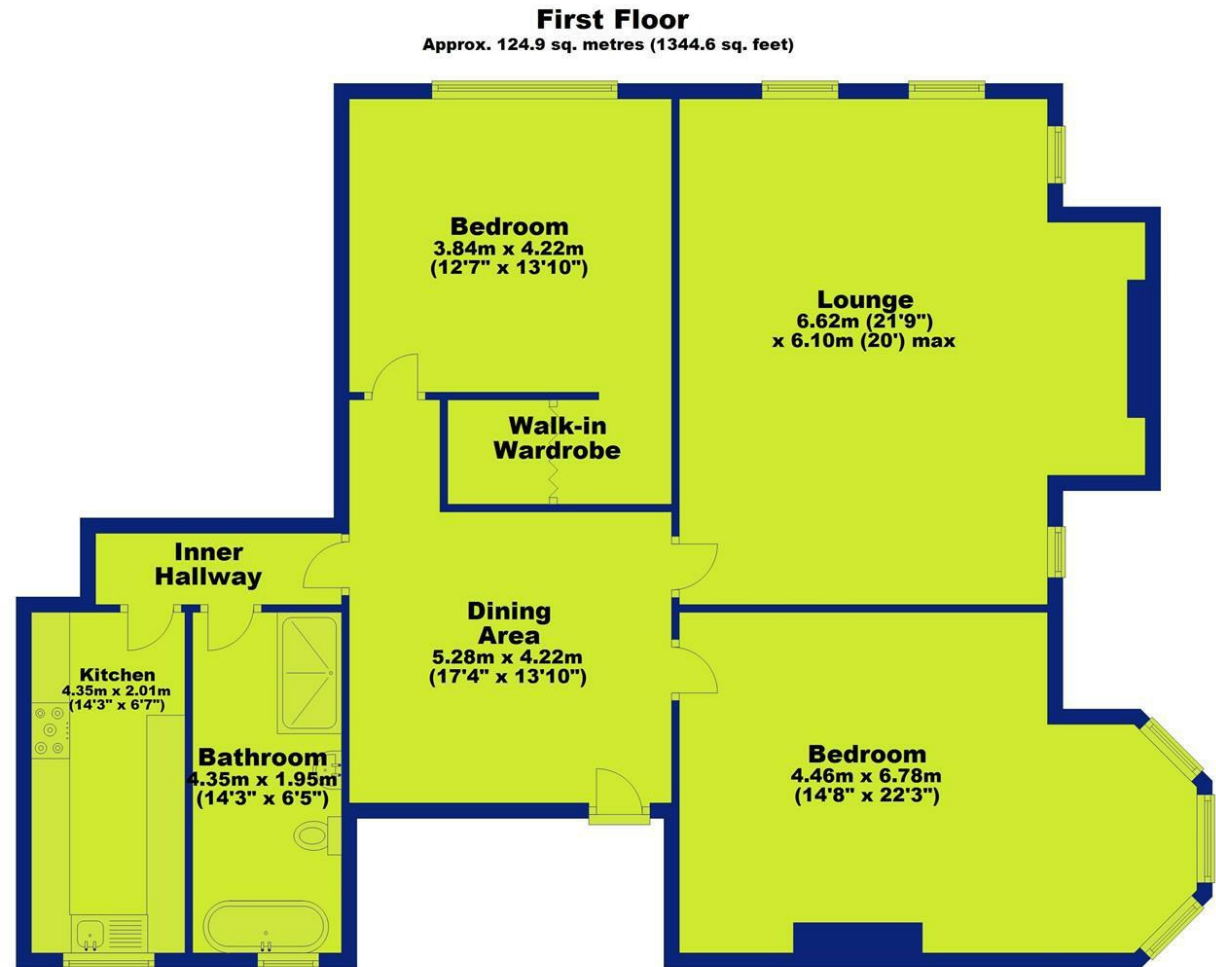
Council Tax Band - Council Tax Band E. Nottingham City Council.





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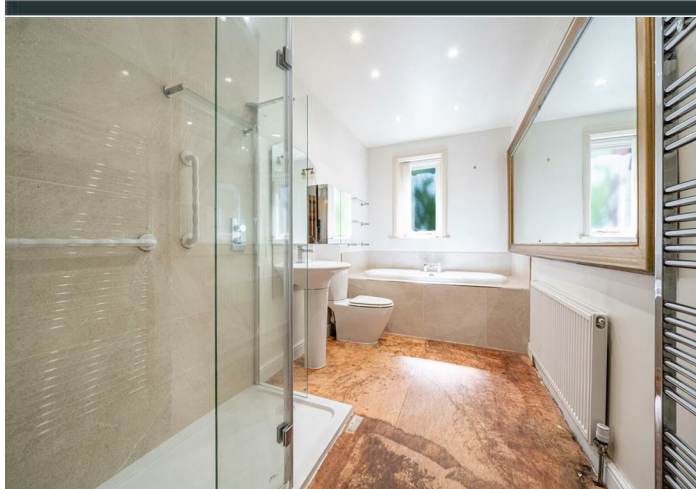
**Total area: approx. 124.9 sq. metres (1344.6 sq. feet)**





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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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.