

# Western Terrace

The Park  
Nottingham  
NG7 1AF

Offers Over £379,000



0115 841 1155



- Prestigious Park Estate/Duplex Garden Apartment
- Two/Three Bedrooms
- Lounge with Feature Fireplace
- Lower Floor Sitting Room/Bedroom three
- Landscaped Garden
- Period Conversion
- En-Suite Facility to Bedroom One
- Dining Room/Breakfast Kitchen
- Bathroom/Storage Room
- EPC Rating E/Internal Area Approx. 1717 sq ft/VIEWING RECOMMENDED

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## Western Terrace, The Park, Nottingham, NG7 1AF

### Key Features

FHP Living are pleased to be offering for sale this spacious duplex garden apartment offering a wealth of features and characteristic which epitomises the era of design.



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**Lower Ground Floor**  
Approx. 52.7 sq. metres (567.1 sq. feet)



**Ground Floor**  
Approx. 106.9 sq. metres (1150.3 sq. feet)



Total area: approx. 159.5 sq. metres (1717.3 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.