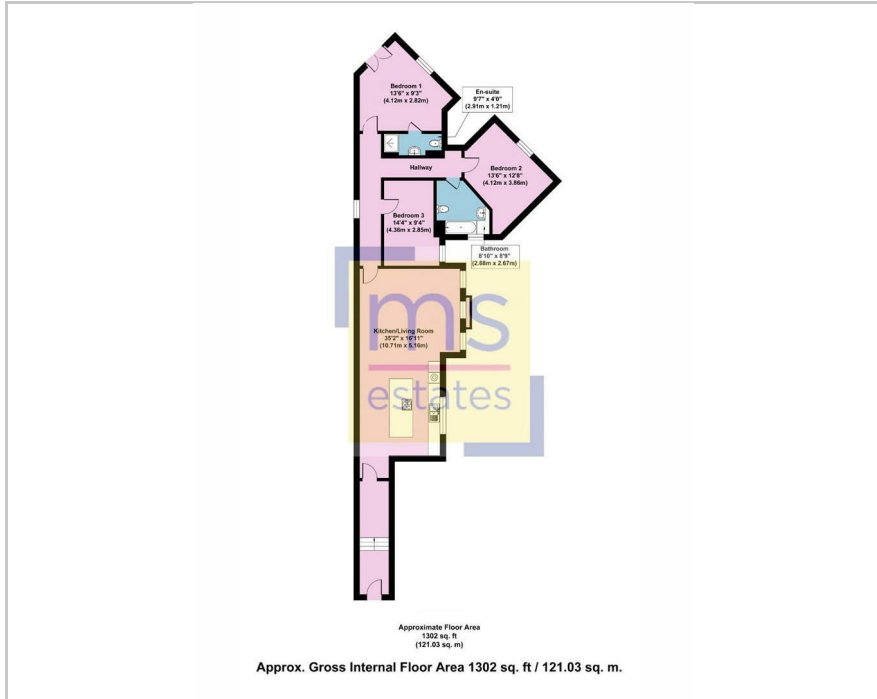


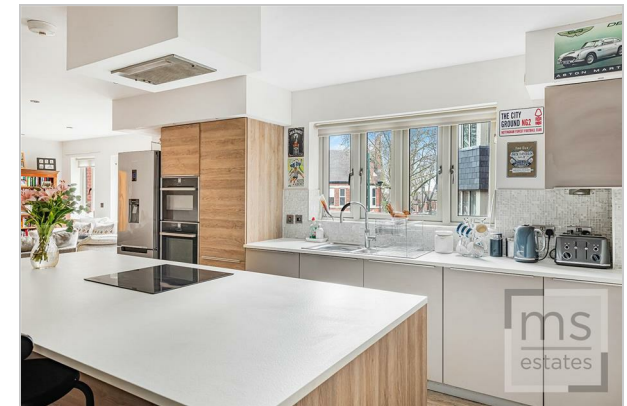


Park Edge Barrack Lane, Nottingham, NG7 1EZ  
£310,000

## Floor Plan



- Prime Location: Set in highly desirable area.
- Spacious Interior: Large layout totaling approx. 1,302 sq. ft.
- Designer Kitchen: Modern units with high-end NEFF appliances.
- Master Suite: Features a Juliette balcony and en-suite.
- Underfloor Heating: Luxury heating installed throughout.
- Open-Plan Living: Bright, airy lounge and dining space.
- Secure Parking: One allocated space in the undercroft garage.
- Private Gym: Exclusive access to a communal resident gymnasium.
- Energy Efficient: High EPC Rating B for lower running costs.
- Long Lease: Excellent longevity with 994 years remaining.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</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	

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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