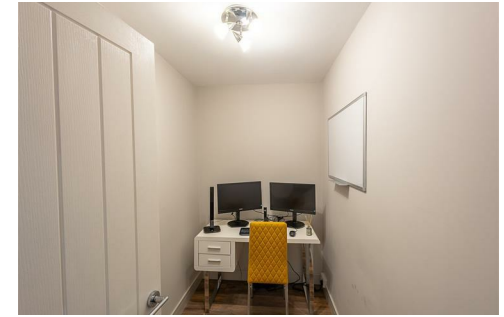


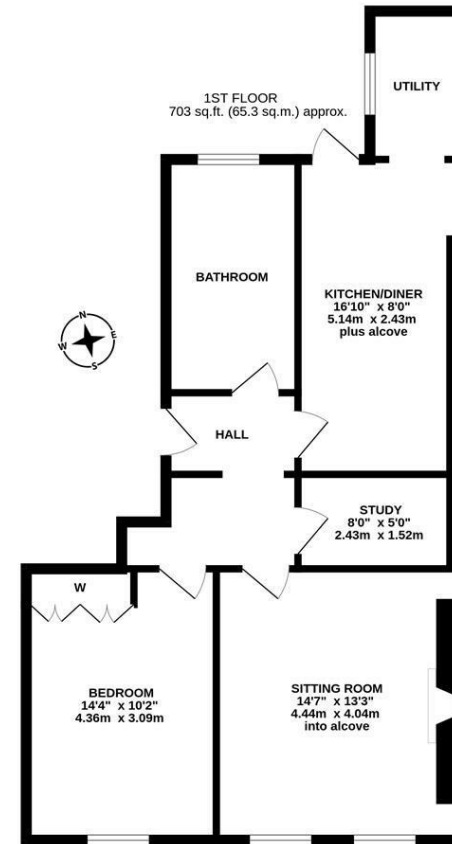
This delightful, one bedroom first floor apartment is set behind south facing lawned gardens and forms part of this imposing stone built conversion, perfectly placed on Park Drive, Forest Hall. Park Drive, a pretty street surrounded by greenery and positioned just off Forest Hall/Station Road is perfectly placed to provide access to the local shops, pubs and restaurants in Forest Hall, along with local schooling and transport links via bus and Metro.



Well presented throughout, the accommodation briefly comprises: communal entrance hall with stairs to first floor; entrance hall; sitting room with feature wood burning stove and dual windows; kitchen diner with a range of fitted units, work surfaces, some integrated appliances, utility area and spot lighting; bathroom complete with four piece suite including a free standing roll top bath, step in shower and spot lighting; study; double bedroom with fitted wardrobe storage. Externally, lawned communal gardens with some mature planting including flowers, trees and shrubs, enclosed with wall and fence boundaries with gated access to the front gravelled parking area.

1st Floor Conversion Apartment | One Double Bedroom | 703 Sq ft (65.3m²) | Sitting Room | Kitchen Diner with Utility Area | Bathroom with Four Piece Suite | Study | South Facing Communal Gardens | Great Location | Leasehold - 968 Years Remaining | Service Charge - £772 Per Annum | Council Tax Band A | EPC C

EPC - C



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £130,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

