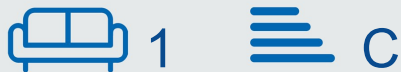


Cavendish Crescent

Nottingham
NG7 1EN

£525,000



 0115 841 1155



- Prestigious location within the sought-after Park Estate
- Imposing period residence with grand interiors & High ceilings and wealth of original features
- Modern semi open-plan fitted kitchen with appliances
- Upper floor guest bedroom & additional modern shower room
- Shared pathway to garage block with allocated parking space
- Close proximity to Nottingham city centre, train station, shops, bars and restaurants
- Spacious drawing room with ornate cornicing, fireplace and French door to the terrace
- Large principal bedroom with fireplace, tall ceilings and en-suite bathroom
- Large terrace with pergola overlooking mature communal gardens
- Viewing highly recommended

Cavendish Crescent South, Nottingham, NG7 1EN

Key Features

Situated within the prestigious Park Estate, this impressive period residence is ideally located within easy reach of Nottingham's shops, bars, restaurants, entertainment venues, train station and historic castle.

Forming part of an imposing and characterful building, the property boasts a grand interior with tall ceilings and an abundance of original features that will delight lovers of period architecture. Elegant wooden flooring, grand fireplaces, ornate ceiling cornicing, decorative panelling and large windows combine to create a light-filled and sophisticated living space.

The accommodation is entered via a communal entrance hall with period features, leading via door into a small private hallway with original Victorian floor tiles. From here, access is provided to a stunning and spacious drawing room featuring high ceilings, intricate cornicing, a beautiful feature fireplace with adjacent wall panelling, wooden flooring and French-style door opening onto the outside terrace.

The kitchen is semi open-plan to the living space and is fitted with a modern range of units and integrated appliances, offering a modern feel.

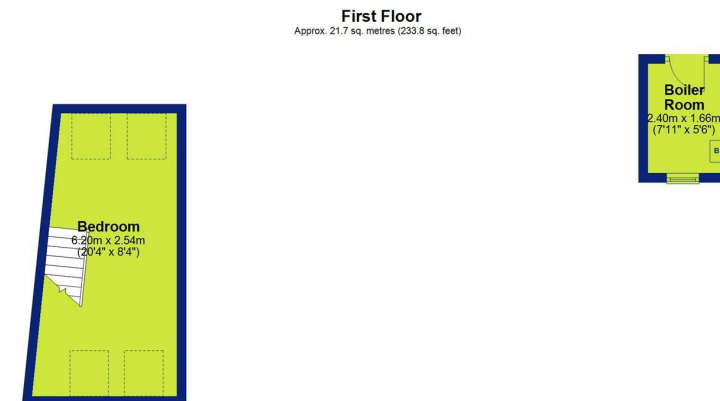
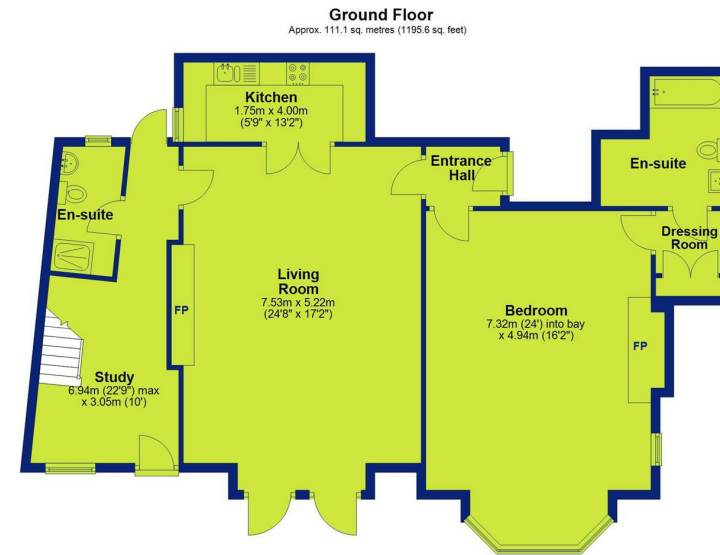
The principal bedroom is generously proportioned and continues the theme of period elegance with a grand fireplace, high ceilings, decorative cornicing and large windows overlooking the communal grounds. This room benefits from a classic modern en-suite bathroom. Whilst the second bedroom offers a more modern feel and leads via an inner hallway and staircase to an upper-level guest bedroom. A separate shower room with modern suite completes the internal accommodation.

On the first floor there is a generous sized boiler room with an original stained glass window. This room provides ample space for extra storage

Externally, the property enjoys a large terrace with pergola overlooking the established communal gardens, which are mature and mainly laid to lawn. A shared pathway to the rear leads to a garage block, where the property benefits from a garage parking space.



Cavendish Crescent South, Nottingham, NG7 1EN

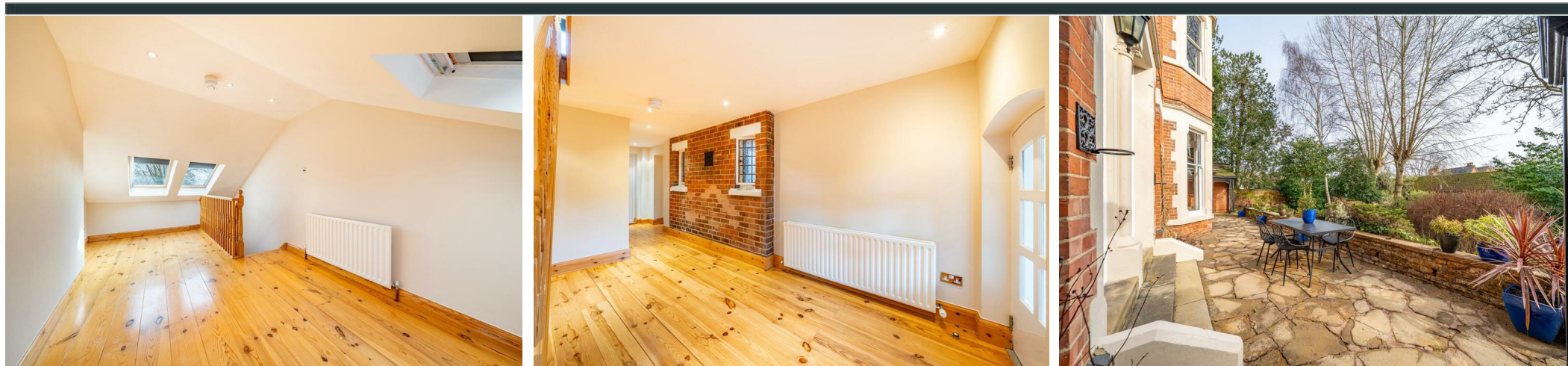


Total area: approx. 132.8 sq. metres (1429.4 sq. feet)



0115 841 1155

Cavendish Crescent South, Nottingham, NG7 1EN




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		70	79
(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.