

Flat 1, 123 Derby Road

The Park
Nottingham
NG7 1LS

Price Guide £475,000



 0115 841 1155



- Prestigious Nottingham location with easy access to city centre, shops, bars, restaurants, train station, and Nottingham Castle
- Exclusive development of just four stylish apartments within historic listed buildings
- Elevated duplex-style apartment with far-reaching panoramic views over The Park Estate
- Characterful features including exposed beams and two decorative ornamental fireplaces
- Two double bedrooms, principal with stylish en-suite shower room
- Open-plan lounge and modern fitted kitchen with integrated appliances
- Private balcony with stunning views
- Undercroft parking space located a short walk from the property
- EPC Band C / Council Tax Band B
- Tenure - Share of Freehold



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Key Features

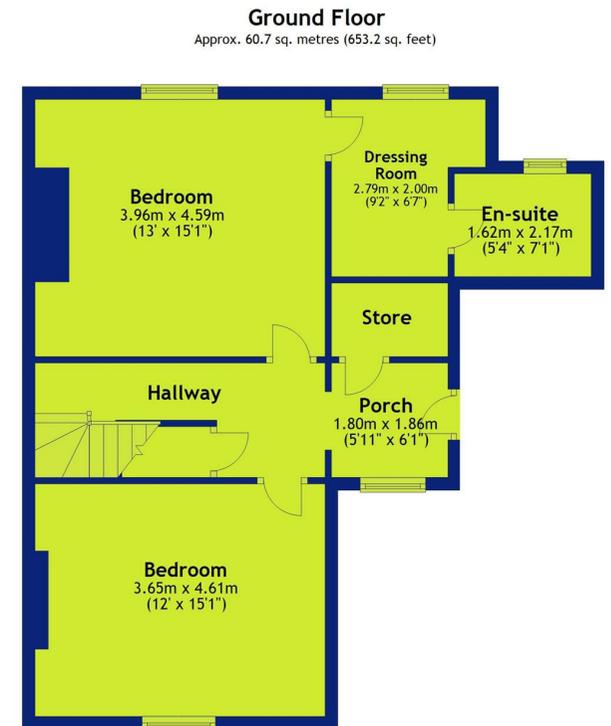
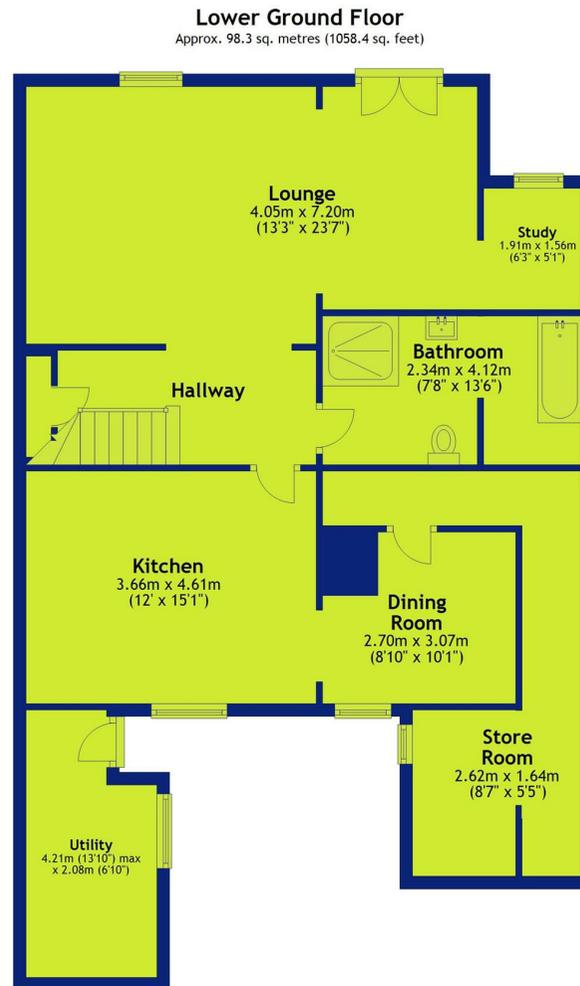
Situated on the edge of one of Nottingham's most prestigious locations, this exceptional apartment offers convenient access to the city centre, with its wide selection of shops, bars, restaurants, the mainline train station, and the iconic Nottingham Castle.

Forming part of an exclusive development of just four stylish residences, the apartment is set within a historic listed building thoughtfully converted within the last five years. Occupying an elevated position, it enjoys far-reaching panoramic views across The Park Estate and beyond. Rich in character, the duplex-style accommodation features exposed beams, a private balcony, and an undercroft parking space, making it a property that must be viewed to be fully appreciated.

The accommodation briefly comprises a private entrance leading to an internal staircase, which rises to the first floor and provides access to two well-proportioned double bedrooms, both featuring decorative fireplaces. The principal bedroom benefits from a stylish en-suite shower room, while a further contemporary shower room serves the landing. A second staircase leads to the impressive open-plan lounge and kitchen, fitted with a range of sleek modern units and integrated appliances, complemented by exposed beams and direct access to the balcony, from which the stunning elevated views can be enjoyed. An undercroft parking space is conveniently located a short walk from the property.



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Total area: approx. 159.0 sq. metres (1711.6 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) A			
(81-91) B			
(69-80) C		79	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 	

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