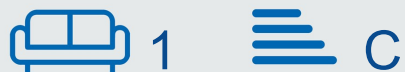



# Adam House,

The Park  
Nottingham  
NG7 1BD

Price Guide £300,000



 0115 841 1155



- Prestigious Park Estate setting within an imposing period residence
- Convenient for Nottingham city centre, shops, bars, restaurants, train station and castle
- Feature glass staircase leading to bright, airy lounge with elevated views
- Guest bedroom with built-in wardrobe and large window
- Additional external storage outbuilding near communal entrance hall
- Well-presented top-floor apartment
- Contemporary dining kitchen with modern units and appliances
- Two bedrooms: master with walk-in wardrobe/dressing area and stylish en-suite
- Modern main bathroom with shower over bath
- Viewing highly recommended





0115 841 1155

## Adam House, Clumber Road East, The Park, Nottingham, NG7 1BD

### Key Features

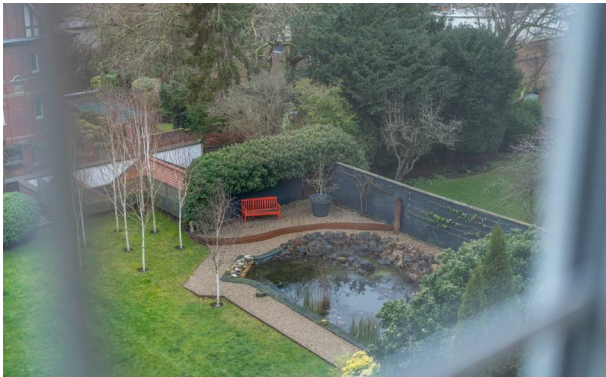
Situated within the prestigious Park Estate and forming part of this imposing period residence, this is a superb opportunity to acquire a beautifully presented top-floor apartment. Ideally positioned within easy reach of Nottingham's shops, bars, restaurants, entertainment venues, train station, and historic castle, this delightful property offers charm, character, and contemporary living, and truly must be seen to be appreciated.





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## Adam House, Clumber Road East, The Park, Nottingham, NG7 1BD



### Second Floor

Approx. 88.2 sq. metres (949.6 sq. feet)



### Ground Floor

Approx. 6.1 sq. metres (65.8 sq. feet)



Total area: approx. 94.3 sq. metres (1015.4 sq. feet)





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## Adam House, Clumber Road East, The Park, Nottingham, NG7 1BD




### *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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>70</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 	

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.