

Derby Road

Nottingham
NG7 1NF

Guide Price £240,000



0115 841 1155



- Two-bedroom top floor apartment
- Roof terrace with views over Nottingham
- Gated parking space
- Viewing essential!
- Council Tax Band - B
- Modern fitted kitchen and bathroom
- Communal garden
- Nottingham City Centre location
- EPC Rating - D
- Tenure - Leasehold - 970 Years Remaining

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Derby Road, Nottingham, NG7 1NF

Key Features

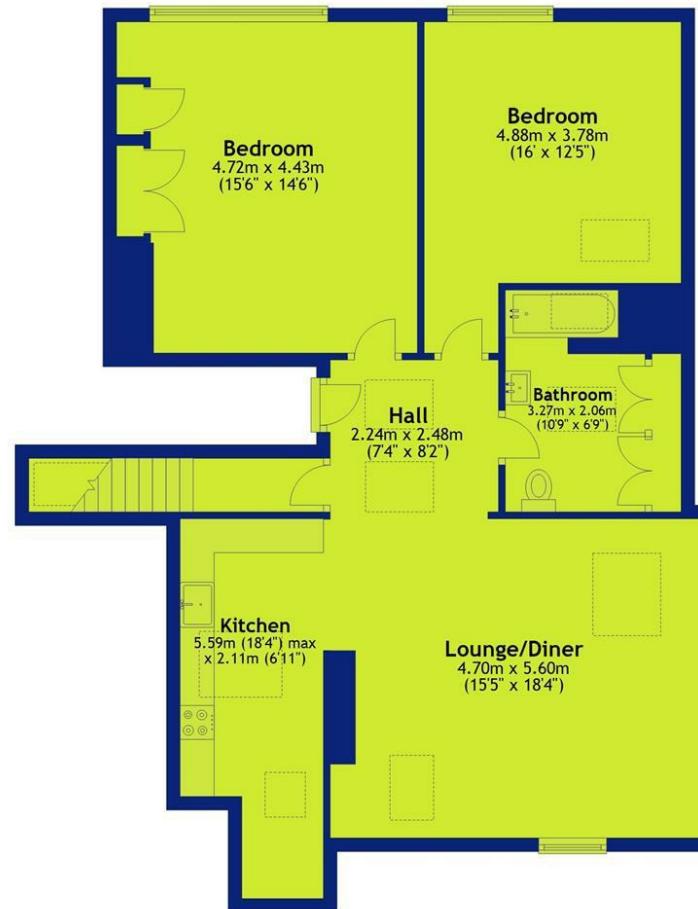
A stunning top-floor, two-bedroom apartment brought to you by FHP Living. Perched in a grand period conversion, this apartment boasts a mix of charm, character, and sophistication.



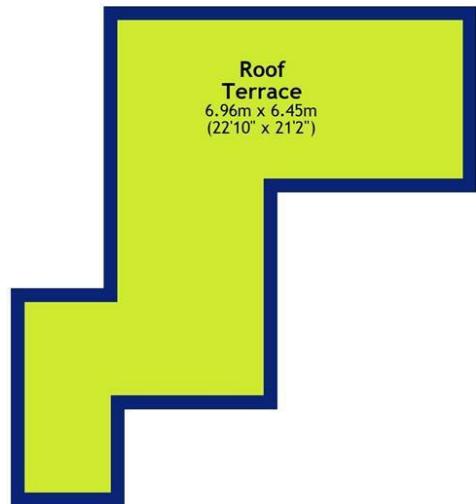
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Top Floor
Approx. 93.4 sq. metres (1005.6 sq. feet)



Roof Terrace
Approx. 22.4 sq. metres (241.5 sq. feet)



Total area: approx. 115.9 sq. metres (1247.1 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		77
(55-68) D		
(39-54) E		56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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