

DISTINCTIVE
HOMES
by



Balmoral Avenue

Nottingham, NG2 7YH

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FHP Living are delighted to present this impressive two-bedroom apartment at The Glasshouse, offering spacious contemporary living accommodation complemented by a superb private roof garden.





The property extends to approximately 1,281 sq. ft. across the second and top floors, with a thoughtfully arranged layout that combines generous living space with excellent outdoor entertaining potential.

The second floor features a welcoming entrance hall, leading through to an impressive open-plan lounge and kitchen/diner. The lounge provides an excellent space for relaxing and entertaining, while the kitchen/diner offers a practical and sociable setting for everyday living. The apartment further benefits from two well-proportioned bedrooms, including a principal bedroom with an en-suite bathroom, alongside a





separate WC for added convenience.

A particular highlight is the substantial private roof garden, measuring approximately 5.22m x 6.32m, providing a fantastic outdoor retreat with plenty of scope for seating, dining and entertaining during the warmer months.

Combining spacious interiors, two bedrooms and exceptional private outdoor space, this apartment presents an excellent opportunity for buyers seeking contemporary living in the popular West Bridgford area.

Early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.





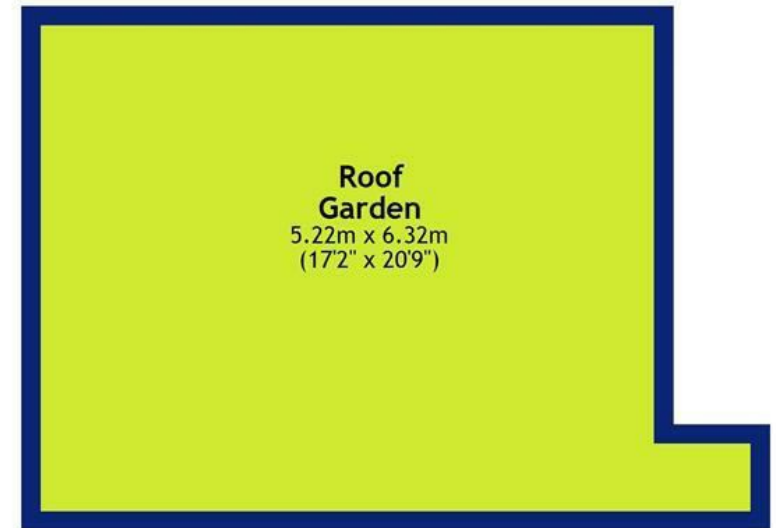
Second Floor

Approx. 85.8 sq. metres (923.5 sq. feet)



Top Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 119.0 sq. metres (1281.3 sq. feet)



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Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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Interested in this home?

Call the FHP Living Distinctive Homes Team

Tel: 0115 841 1155



Jules Hunt

Mobile: 07917 460 033
jules@fhpliving.co.uk



Lee Mathews

Mobile: 07917576255
lee@fhpliving.co.uk

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB