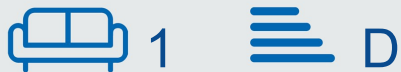


North Road

The Park
Nottingham
NG7 1AX

Price Guide £565,000



 0115 841 1155



- Prestigious Park Estate location in a substantial period conversion
- Three well-proportioned bedrooms
- Impressive lounge with high ceilings and large windows providing excellent natural light
- Enclosed outside terrace and gated parking for one car
- EPC Band D / Council Tax Band E
- Spacious duplex apartment arranged over ground and lower ground floors, extending to approximately 1,500 sq ft
- Further double bedroom with fitted wardrobes and en-suite shower room, plus guest bedroom with adjacent storage room
- Lower-level dining kitchen with separate utility room and cloakroom/WC
- Easy access to Nottingham city centre, Nottingham Castle and the railway station
- Tenure - Share of Freehold



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North Road, The Park, Nottingham, NG7 1AX

Key Features

A spacious and impressive three-bedroom duplex apartment extending to approximately 1,500 sq ft, forming part of a substantial period conversion in the prestigious Park Estate.

Occupying the ground and lower ground floors, this beautifully proportioned apartment combines impressive period features with spacious and versatile accommodation, together with the convenience of gated private parking and an enclosed outside terrace.

The property is approached via a communal entrance, with the apartment itself having a private entrance hall. This leads into a magnificent lounge, enjoying excellent proportions, high ceilings and large windows which allow an abundance of natural light to flood the room. Period features include an attractive ceiling rose and ornate cornicing, together with an ornamental feature fire surround, creating an elegant and characterful principal reception space.

There are three well-proportioned bedrooms. The principal bedroom is particularly impressive, featuring a large window, high ceilings, cornicing and fitted wardrobes. A glazed door and staircase provide access to a useful lower-level storage room.

The guest bedroom benefits from an adjacent storage room with modern en-suite shower room located off the hallway. There is also a further double bedroom with fitted wardrobes and a modern en-suite shower room off the lounge.

From the main lounge, a staircase descends to the lower ground floor where there is a dining kitchen, fitted with a range of units together with appliances. There is also a useful utility room and separate cloakroom/WC.

The lower ground floor further benefits from access to an enclosed outside terrace, providing an attractive area for seating and entertaining.

Externally, the property benefits from gated parking for one vehicle, a particularly valuable feature within The Park Estate.

The property enjoys an enviable position within The Park Estate, providing excellent access to Nottingham city centre and its extensive range of amenities. The nearby city centre offers an array of restaurants, bars, cafés, shops and cultural attractions, including Nottingham Castle, whilst Nottingham railway station provides convenient mainline connections to Nottingham and destinations beyond.





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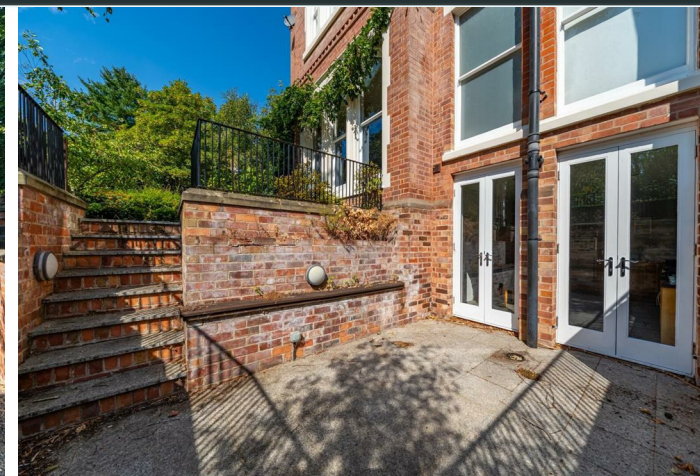
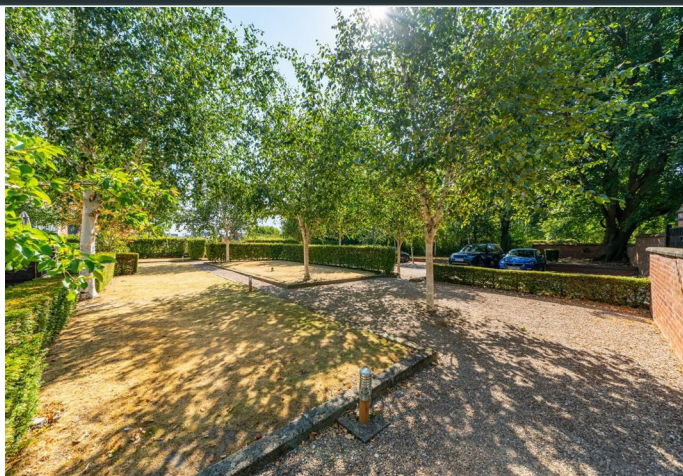
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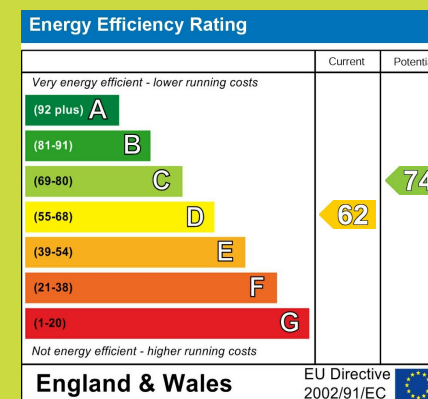


Interested in this home?

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



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