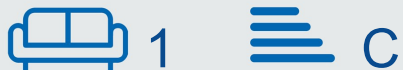


Lenton Avenue

Nottingham
NG7 1DX

£179,950



 0115 841 1155



- First-floor apartment in a former period residence
- Communal entrance hall with staircase
- Lounge with large bay window, high ceiling and ornamental period fireplace
- One bedroom
- Communal garden to the rear
- Located in the prestigious Park Estate
- Private entrance hall
- Separate kitchen with fitted units (appliances by separate negotiation)
- Bathroom with fitted suite
- Viewing highly recommended



0115 841 1155

Lenton Avenue, Nottingham, NG7 1DX

Key Features

The accommodation briefly comprises: a communal entrance hall with staircase leading to the apartment, private entrance hall, and lounge with large bay window allowing natural light to flow, high ceiling, and an attractive ornamental period fireplace. There is a separate kitchen fitted with units, with appliances available by separate negotiation if required, together with a bedroom and bathroom with fitted suite.

To the rear of the property, there is a communal garden area for residents' enjoyment.

Service Charge: £120 per month

Ground rent: £0

Share of freehold

Disclaimer Note

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.

Money Laundering

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.





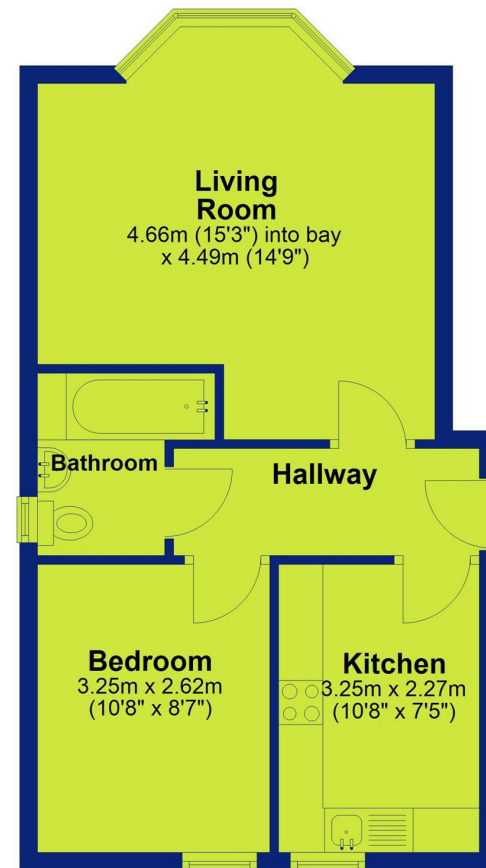
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First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 41.6 sq. metres (448.1 sq. feet)



0115 841 1155

Lenton Avenue, Nottingham, NG7 1DX



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	71	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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