The Arena,
Standard Hill

Nottingham
NG1 6GL

Price Guide £300,000 - £325,000

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0115 841 1155



- A beautiful two-bedroom apartment
- En-suite bathroom and shower room
- Allocated parking space
- Highly regarded development
- Council Tax Band - D
- Private roof terrace and wrap-around balcony
- Open plan living/ kitchen/ diner
- Chain Free
- Viewing essential!
- Tenure - Share of Freehold - Lease Length 984 Years Remaining

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Key Features

GUIDE PRICE £300,000 - £325,000. A rare opportunity to acquire a beautifully presented and generously proportioned two-bedroom apartment within the highly regarded Arena development, offering spacious living space, together with an impressive private roof terrace and wrap-around balcony enjoying far-reaching views across Nottingham.

Positioned on the third floor, this exceptional apartment provides a superb combination of contemporary interiors, generous room proportions and an abundance of outdoor space. The property has been thoughtfully arranged to maximise both natural light and the spectacular outlook, making it an ideal home for those seeking stylish city living with the added benefit of substantial private outside space.

Upon entering, the welcoming hallway provides access to all principal rooms and offers a practical entrance to this spacious apartment. The impressive open-plan living room measures approximately 6.29m x 7.06m (20'8" x 23'2"), creating a fantastic central entertaining and living space. The generous proportions allow for clearly defined seating and dining areas, while the modern kitchen sits conveniently to one side, creating a sociable layout that is ideal for both everyday living and entertaining.

The living space benefits from direct access to the property's exceptional roof terrace, providing an outstanding extension of the internal accommodation. The terrace offers considerable space for outdoor furniture, dining and entertaining, whilst enjoying elevated and far-reaching views across Nottingham. This unique outside space is undoubtedly one of the property's key highlights and provides a wonderful setting for enjoying the city skyline throughout the day and into the evening.

The master bedroom is particularly impressive and offers an excellent amount of space for a range of bedroom furniture and additional seating or dressing areas. The room is complemented by its own modern en-suite bathroom, providing a private and convenient facility.

The second bedroom is a versatile room that would make an ideal guest bedroom, home office or dressing room depending upon the purchaser's requirements being a comfortable double bedroom. Both bedrooms have access onto the wrap around balcony via double doors allowing natural light to fill each room and flow to the outdoor area.

There is also a separate shower room, finished in keeping with the modern presentation of the apartment.

The property is finished throughout with a contemporary and stylish specification, offering a move-in-ready home with modern fixtures and fittings. The overall layout is both practical and spacious, with the impressive living accommodation and extensive outdoor areas providing a particularly attractive feature for those who enjoy entertaining or simply want more space than is typically available with city-centre apartment living.

The Arena is ideally positioned for access to Nottingham city centre, with its extensive range of shops, restaurants, bars, cafés and cultural attractions, while excellent transport links provide convenient access to surrounding areas.

This is a particularly impressive apartment, combining over 1,000 sq. ft. of modern internal accommodation with an exceptional amount of private outdoor space and outstanding city views. Properties offering this combination of size, contemporary finish and extensive terrace space are rarely available and an internal inspection is highly recommended to fully appreciate what this apartment has to offer.

Lease term: (984 remaining)









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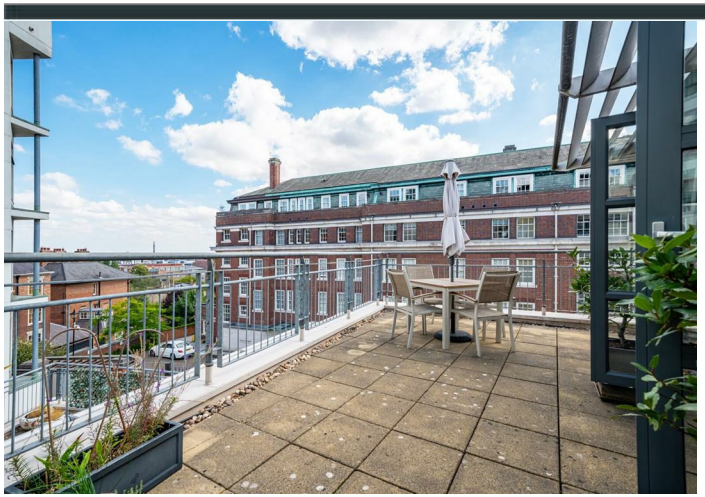


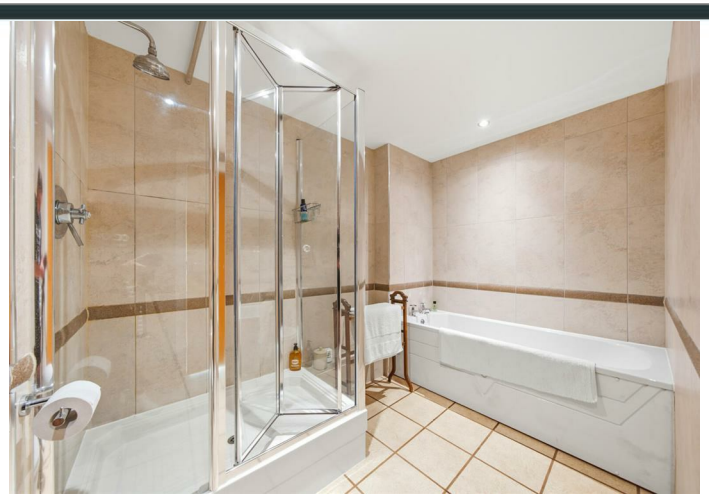
Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

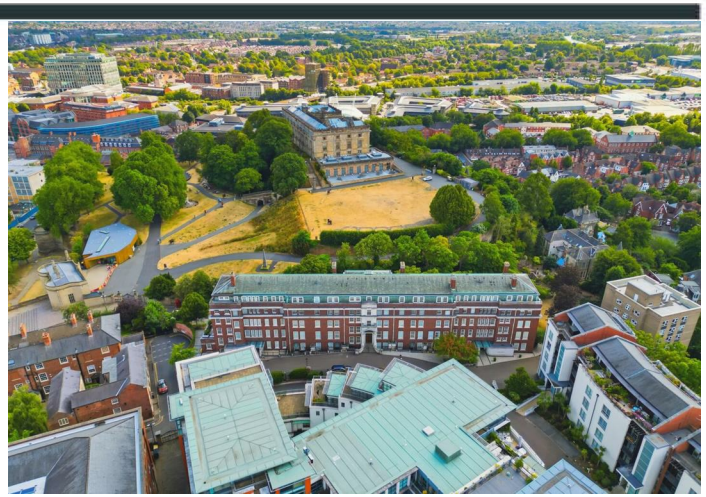
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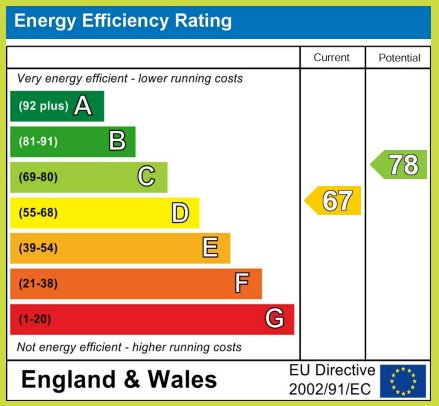


Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB



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