

Derby Road

Nottingham
NG7 1LU

Asking Price £135,000



 0115 841 1155



- Two spacious double bedrooms
- Open-plan kitchen/living area
- Secure gated development with intercom entry
- Double glazed and electric heating
- Investment opportunity
- Two modern bathrooms (one en-suite)
- 5th floor position with lift access
- Great location
- Ideal central Nottingham location (NG1)
- Close to Nottingham Station and tram links

Derby Road, Nottingham, NG7 1LU

Key Features

Spacious Two Bedroom Apartment in the Heart of Nottingham.

Positioned on the fifth floor of the popular and well-maintained Park West development, this generously proportioned two-bedroom, two-bathroom apartment offers modern city living at its finest - complete with lift access.

The apartment spans over 650 sq ft and is flooded with natural light throughout. The open-plan kitchen/living space features integrated appliances, wood-effect cabinetry, a breakfast bar, and ample room for both dining and relaxing. It's the ideal space for entertaining or unwinding in the heart of the city.

The property comprises two well-sized double bedrooms, including a master bedroom with en-suite shower room, while the main bathroom is fitted with a full-sized bath and sleek white suite.

Located in Nottingham city centre (NG1), this apartment benefits from immediate access to a wide range of local amenities, including shops, bars, and restaurants, and is just a short walk to Nottingham Train Station, Old Market Square, and the Lace Market.

Perfect for first-time buyers, professionals, or investors alike, this apartment combines space, security, and convenience in one of the city's most sought-after developments.

We have been advised of the following:

Service Charge: £3,050 PA

Ground Rent: £125 PA

Lease: 977 Years Remaining

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.

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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5th Floor



0115 841 1155

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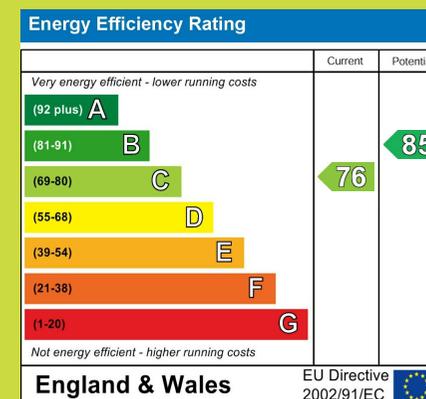


Interested in this home?

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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