

Adam House, Clumber Road East

Nottingham
NG7 1BD

Guide Price £300,000



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- Prestigious Park Estate setting within an imposing period residence
- Well-presented top-floor apartment
- Convenient for Nottingham city centre, shops, bars, restaurants, train station and castle
- Contemporary dining kitchen with modern units and appliances
- Feature glass staircase leading to bright, airy lounge with elevated views
- Two bedrooms: master with walk-in wardrobe/dressing area and stylish en-suite
- Guest bedroom with built-in wardrobe and large window
- Modern main bathroom with shower over bath
- Additional external storage outbuilding near communal entrance hall
- Viewing highly recommended

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Key Features - Situated within the prestigious Park Estate and forming part of this imposing period residence, this is a superb opportunity to acquire a beautifully presented top-floor apartment. Ideally positioned within easy reach of Nottingham's shops, bars, restaurants, entertainment venues, train station, and historic castle, this delightful property offers charm, character, and contemporary living, and truly must be seen to be appreciated.

Accessed via a communal entrance and staircase which rises to the top floor and leads into the apartments private entrance hall with side window, and steps up to the inner hallway. From here, you are guided into the impressive contemporary dining kitchen, fitted with a modern range of units and integrated appliances, with window providing excellent natural light and views towards Park Terrace. A striking feature glass staircase then ascends to the light and airy lounge, also enjoying similar elevated views.

Both bedrooms are located off the hallway. The master bedroom benefits from a walk-in wardrobe and a stylish en-suite shower room with floating WC and shower cubicle. The guest bedroom also features a built-in wardrobe and a large window allowing light to flow into the space.

A modern adjacent bathroom completes the accommodation, fitted with a contemporary suite and shower over bath. Additionally, there is a useful external storage outbuilding located near the communal entrance hall.

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. 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.



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Second Floor

Approx. 88.2 sq. metres (949.6 sq. feet)



Ground Floor

Approx. 6.1 sq. metres (65.8 sq. feet)



Total area: approx. 94.3 sq. metres (1015.4 sq. feet)

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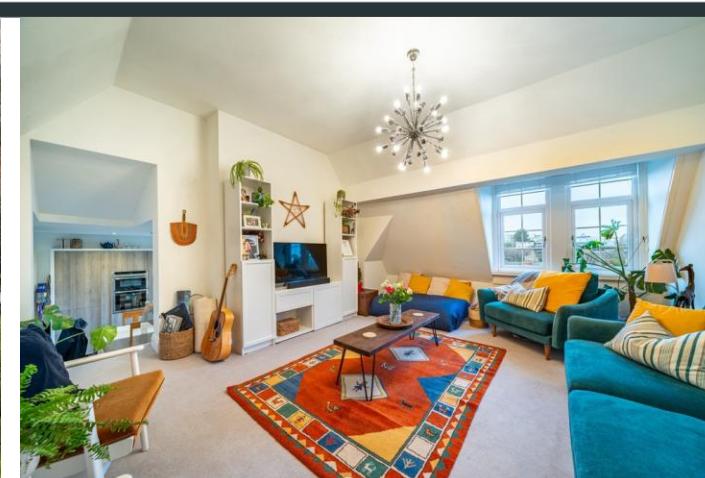


Video



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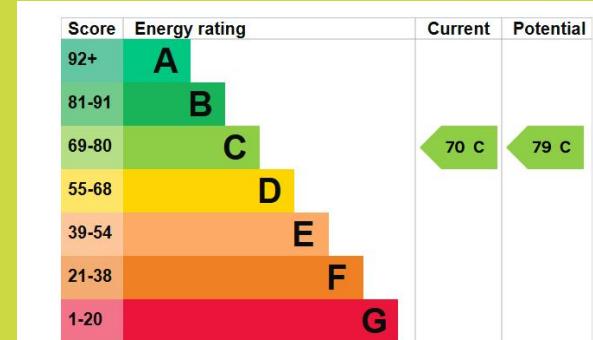


Interested in this home?

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23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB



The graph shows this property's current and potential energy rating.

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