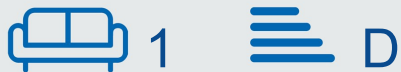



# Park Drive

The Park  
Nottingham  
NG7 1DA

Price Guide £285,000



 0115 841 1155



- Prestigious location within The Park Estate
- Spacious lounge with feature ornamental fireplace
- Principal bedroom with en-suite bathroom
- Contemporary shower room
- EPC Band D / Council Tax Band D
- Ground floor apartment with private entrance
- Two well-proportioned bedrooms
- Modern fitted kitchen with integrated appliances
- Approx. 1,200 metres from Nottingham City Centre and amenities
- Tenure - Leasehold



0115 841 1155

## Park Drive, The Park, Nottingham, NG7 1DA

### Key Features

FHP Living presents this two-bedroom ground floor apartment, situated within the prestigious Park Estate and approximately 1,200 metres from Nottingham City Centre and its wide range of amenities.

This well-presented property offers an excellent opportunity for prospective buyers and boasts a variety of attractive features alongside well-proportioned accommodation.

The apartment is accessed via a private entrance hall, setting the tone for the sense of space and privacy throughout. The generous lounge provides a comfortable and inviting living area, enhanced by an attractive ornamental fireplace that serves as a charming focal point.

The modern fitted kitchen is thoughtfully designed with a range of integrated appliances and ample storage, ideal for both everyday living and entertaining.

The property offers two well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite bathroom, creating a practical and desirable layout.

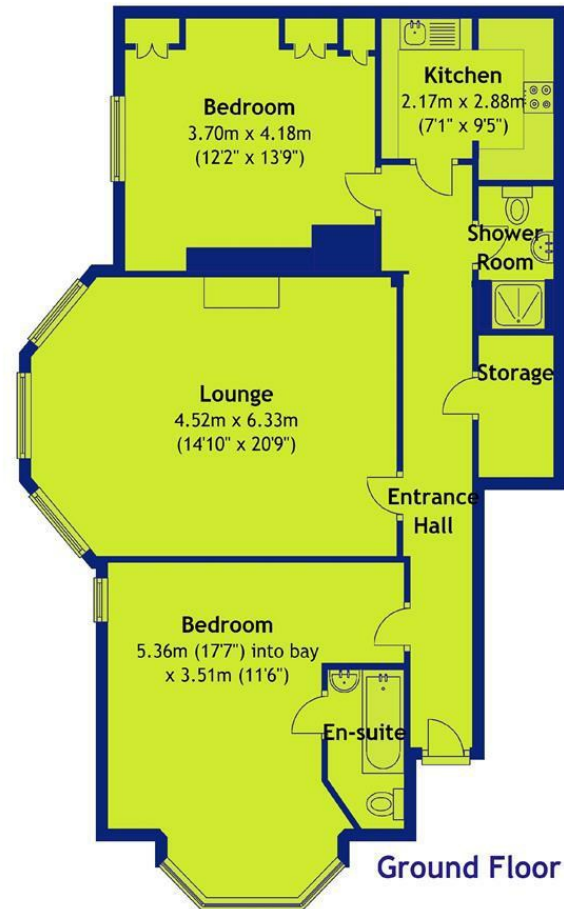
Completing the accommodation is a stylish shower room, finished to a contemporary standard.



## Park Drive, The Park, Nottingham, NG7 1DA



**6 Park Drive, The Park, NG7 1DB**  
APPROX. TOTAL GROSS INTERNAL FLOOR AREA 1004.1 SQ FT 93.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate. No responsibility will be taken for any error, omission or misstatement. These plans are for representation purpose only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation



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## Park Drive, The Park, Nottingham, NG7 1DA




### *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			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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.