



Oxford Heights, 22 The Ropewalk  
£425,000





## Oxford Heights, Nottingham

This impressive four bedroom penthouse apartment is offered to the market with NO CHAIN and enjoys stunning, far-reaching views across The Park Estate and beyond.

The accommodation is centred around a spacious open plan living and kitchen area, designed to maximise both space and natural light while taking full advantage of the elevated outlook. The kitchen is seamlessly integrated into the living space, creating an ideal setting for entertaining.

The property offers four well-proportioned and versatile bedrooms, complemented by three bathrooms, ideal for families, first time buyers, upsizers and downsizers.

Further benefits include allocated parking and a highly convenient location within walking distance of Nottingham City Centre, offering easy access to shops, restaurants, transport links and local amenities.

This rare penthouse opportunity combines space, views and location, making it a standout offering in the city.

Viewing is highly recommended to appreciate the space this property has to offer.







## Oxford Heights, Nottingham

RARE OPPORTUNITY! Four bedroom penthouse apartment with NO CHAIN, offering stunning views across The Park Estate. Open plan living, allocated parking and within walking distance to the City Centre.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedroom Penthouse Apartment
- No Chain
- Allocated Parking Space
- Stunning Views Over The Park Estate and Beyond
- Open Plan Living
- Walking Distance to the City Centre
- First Floor Master Bedroom & Dressing Room
- Period Property

Service Charge: £5,008 per annum

Ground Rent: £330 per annum

116 years remaining on the lease





### Entrance

The penthouse apartment is accessed via an impressive and beautifully maintained communal entrance hall. A sweeping staircase provides the perfect approach to the property. The entrance to this apartment provides a hallway to the Living/Kitchen/Diner and Utility Room.

### Open Plan Living/Kitchen/Diner

Natural light pours into this spacious reception room through triple-aspect windows, while discreet spotlights enhance the contemporary atmosphere. Living Area (5.02m x 5.29m): A walk-in bay window offers attractive views across The Park Estate and beyond. The area provides ample space for a large corner sofa, with a TV point in place for convenience. Kitchen Area (3.47m x 4.25m): The kitchen is fitted with an elegant range of white base and wall-mounted units, complemented by a breakfast bar. Integrated appliances include an electric oven, induction hob, extractor fan, fridge, freezer and dishwasher. A walk-in pantry-style cupboard provides excellent additional storage.

### Utility Room

6' 3" x 8' 6" (1.90m x 2.59m)

A useful utility room fitted with base units with an inset stainless steel sink and drainer. There is space and plumbing for a washing machine and tumble dryer.

### Bedroom 2

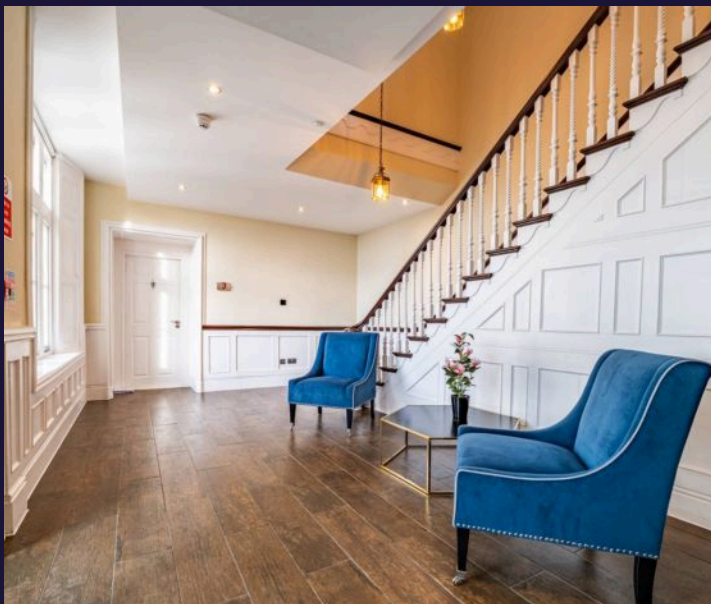
13' 0" x 11' 10" (3.97m x 3.60m)

A well-proportioned double bedroom with spotlights and a door leading to the en-suite.

### En-suite Shower Room

6' 10" x 4' 6" (2.09m x 1.37m)

Tiled to the wet areas in marble-effect tiles and fitted with a contemporary three-piece white suite, comprising a WC, a wash basin set within a vanity storage unit, and a generous double shower cubicle featuring both a rainfall shower and a separate handheld shower.







#### **Bedroom 4/Office**

8' 0" x 16' 6" (2.44m x 5.04m)

This bedroom offers versatility as a bedroom or as a home office, ideal for those who work from home. The window provides beautiful views to the rear.

#### **Bathroom**

6' 10" x 7' 0" (2.09m x 2.13m)

Fitted with a three piece suite comprising WC, wash basin set into a vanity storage unit and a bath with a mixer tap, rain shower and separate handheld shower. There is tiling to wet areas in a marble effect tile.

### **First Floor**

#### **Master Bedroom**

14' 1" x 21' 4" (4.29m x 6.50m)

A deceptively spacious master bedroom which will fit a superking-size bed. Ceiling spotlights provide ample lighting alongside a double-glazed window with fantastic views. There is also useful storage space in the eaves.

#### **Bathroom**

Fitted with a three piece suite comprising WC, wash basin set into a vanity storage unit and a bath with a mixer tap, rain shower and separate handheld shower. Marble effect tiling to wet areas.

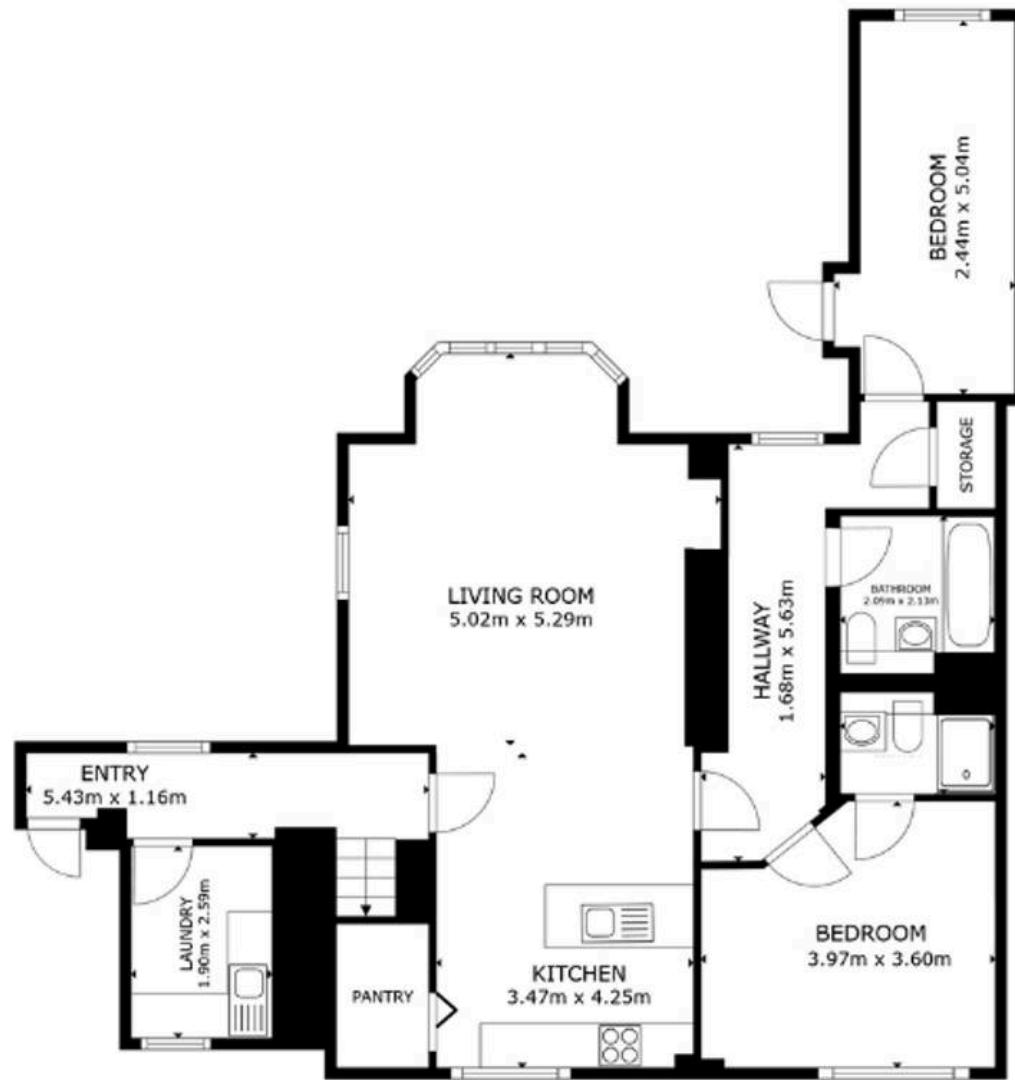
#### **Bedroom 3**

13' 4" x 15' 3" (4.06m x 4.65m)

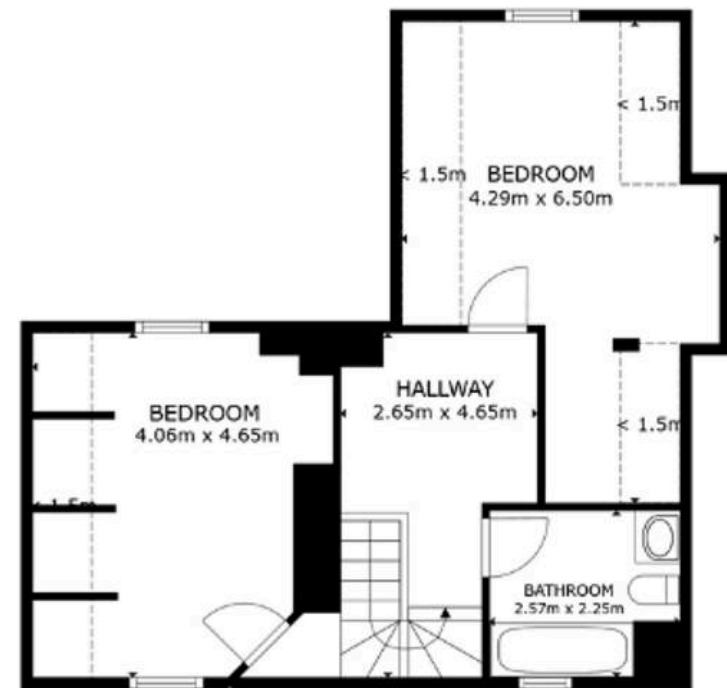
Currently utilised as a dressing room to the master bedroom, but it can be adapted back to a double bedroom very easily.







FLOOR 1



FLOOR 2





# Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)