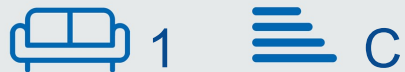


# 25 Lenton Avenue

Nottingham  
NG7 1DX

£257,000



 0115 841 1155



- Prestigious Park Estate location
- Ground floor apartment with an attractive internal layout
- Open plan lounge, dining and kitchen area
- Modern fitted kitchen area with integrated appliances
- Access to a small courtyard and communal garden
- Period conversion completed circa 2003
- Electronically gated off road parking space
- Lounge area with French style doors opening onto the communal gardens
- Two bedrooms & Modern bathroom
- Pedestrian access from Lenton Avenue



0115 841 1155

## 25 Lenton Avenue, Nottingham, NG7 1DX

### Key Features

Situated within the prestigious Park Estate, the property is ideally positioned within easy reach of Nottingham Castle, the railway station and the wide range of shops, bars, restaurants, leisure facilities and amenities the city has to offer.

Forming part of a handsome period conversion created circa 2003, the development enjoys electronically gated parking access and attractive landscaped communal grounds. This delightful ground floor apartment offers many features together an attractive layout with direct access to the gardens.

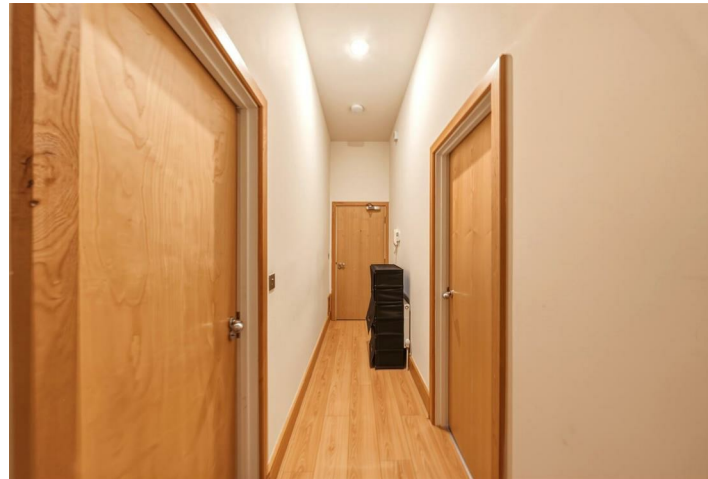
The accommodation briefly comprises: a communal entrance hall leading via the properties private entrance into an open plan lounge, dining and kitchen area. The lounge benefits from French style doors opening directly onto the communal gardens, creating a pleasant connection between the living space and outside.

The kitchen area is fitted with a modern range of units together with integrated appliances and also provides access to a small private courtyard, as well as further French style doors opening onto the communal gardens.

The two bedrooms and bathroom lead from the entrance hall with the bathroom affording a modern suite.

Outside, the attractive communal grounds are a particular feature of the property, with direct access from the lounge.

Electronically operated gates provide vehicular access to the off-road parking space, while there is also pedestrian access from Lenton Avenue.





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### Ground Floor

Approx. 69.8 sq. metres (751.2 sq. feet)

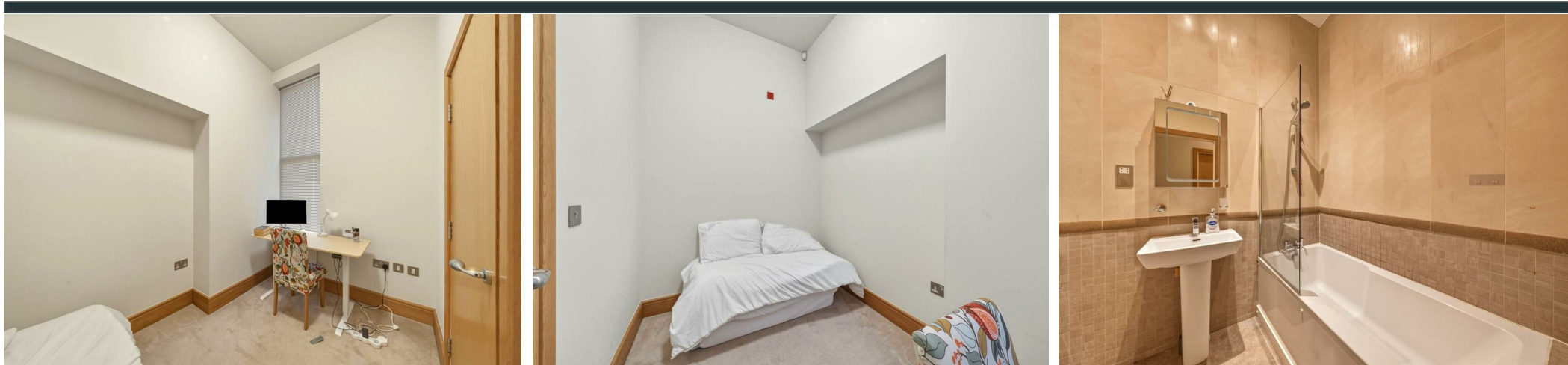


Total area: approx. 69.8 sq. metres (751.2 sq. feet)



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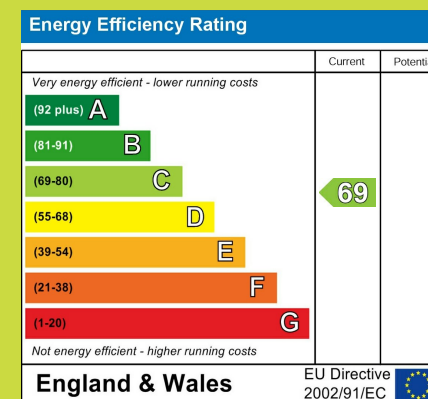


## *Interested in this home?*

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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