



## Apt 4j, Park Heights 4-6 The Ropewalk, Nottingham

Guide Price £180,000 | £1,000 pcm





## Apartment 4j

Park Heights 4-6 The Ropewalk,  
Nottingham

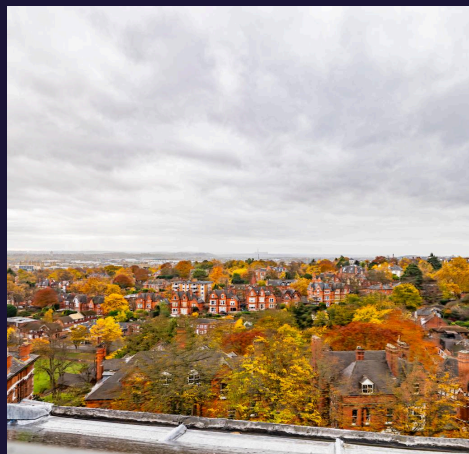
A two-bedroom, penthouse apartment situated on the edge of The Park Estate. One of Nottingham's most sought-after locations, steeped in history and charm, is only a few minutes away from the city centre. The apartment is offered to the market with vacant possession and no upward chain. The accommodation occupies the top floor of the building and comprises two double bedrooms serviced by two bathrooms.

The position of Park Heights allows for impressive views over The Park Estate, with a gated car park and allocated parking space.

At the heart of the property is an open-plan kitchen/lounge with a semi-vaulted ceiling, which adds to the character and is naturally lit by two Velux windows. The property has been thoughtfully converted to champion the buildings original architecture and now presents internally as a modern canvas for the new owners to make it their own.

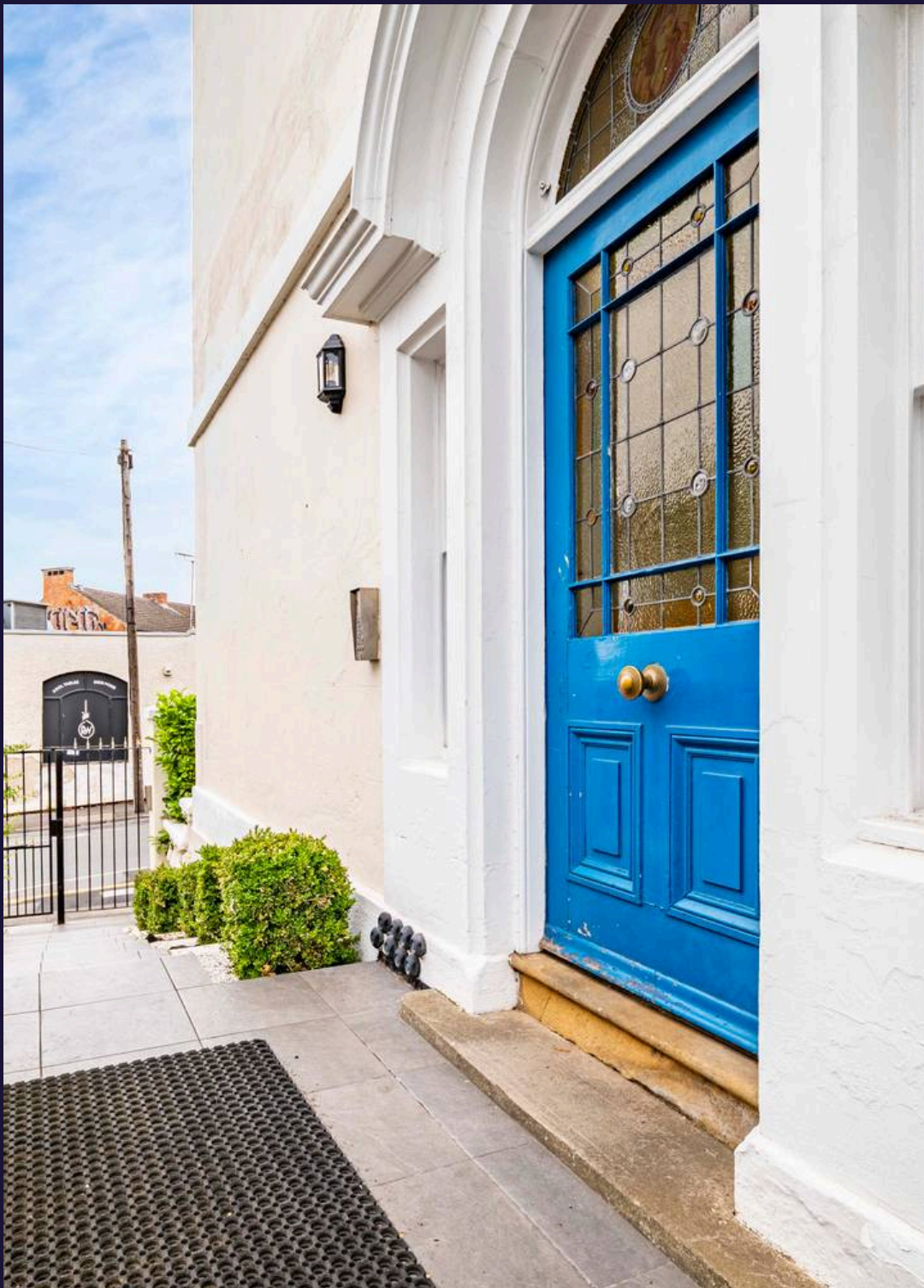
The kitchen is lined with a range of wall and base units with integrated appliances, and wooden flooring. The bathrooms are both very well presented, offering three-piece suites and tiled walls and flooring. The two generous double bedrooms are presented with laminate flooring and built-in wardrobes.

Call now to arrange your viewing or use our online booking system to secure your slot.



A two-bedroom, penthouse apartment situated





## Apartment 4j

Park Heights 4-6 The Ropewalk, Nottingham

Guide Price: £180,000 – £200,00. PENTHOUSE APARTMENT. Two-bedroom, two-bathroom property overlooking The Park Estate. Close to Nottingham CITY CENTRE – A CHARACTERFUL penthouse with views!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Bedrooms
- Characterful Penthouse Apartment
- Impressive Views Over The Park Estate
- Secure Gated Carpark
- Two Bathrooms
- Ideal Property For Working Professionals
- Close To Nottingham City Centre
- Local Amenities Nearby
- Integrated Appliances





### Overview

Situated on the edge of The Park Estate, one of Nottingham's most sought-after and historic locations, this impressive two-bedroom penthouse apartment with parking, combines period charm and modern living — all within a few minutes' walk of the city centre.

### Kitchen/Diner/Lounge

Open-plan lounge, dining and kitchen area. The kitchen is fitted with a range of wall and base units with dark worktops over. Integrated appliances include an electric hob, oven, washing machine, dishwasher and fridge/freezer as well as an inset sink and drainer. Laminate flooring, Velux windows, and eaves storage.

### Bedroom 1

Double bedroom with laminate flooring, Velux window letting in plenty of natural light and benefits from an en-suite shower room.

### Bedroom 2

Second double bedroom with laminate flooring, fitted wardrobes, and a Velux window.

### Shower Room

Modern shower room with tiled walls and floor. Three-piece suite and eaves storage.

### En-suite

Second bathroom with tiled walls and flooring. Velux window.









FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 77.6 m<sup>2</sup>  
TOTAL : 77.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





# Comfort Estates

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