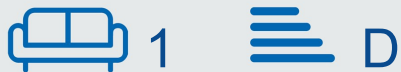



# Derby Road

Nottingham  
NG7 1NF

Offers Over £229,950



 0115 841 1155



- Two-bedroom top floor apartment
- Roof terrace with views over Nottingham
- Gated parking space
- Viewing essential!
- Council Tax Band - B
- Modern fitted kitchen and bathroom
- Communal garden
- Nottingham City Centre location
- EPC Rating - D
- Tenure - Leasehold - 970 Years Remaining

## Derby Road, Nottingham, NG7 1NF

### Key Features

A stunning top-floor, two-bedroom apartment brought to you by FHP Living. Perched in a grand period conversion, this apartment boasts a mix of charm, character, and sophistication.

Enjoy a beautifully designed layout that seamlessly merges the living room, dining space, and modern kitchen, perfect for both entertaining and unwinding.

There are two generous bedrooms with character-filled touches make for cosy yet refined spaces.

The bathroom has been thoughtfully designed with quality fixtures for a touch of everyday indulgence.

Step outside to your private terrace and take in breathtaking views that stretch far and wide, over Nottingham. There is also a communal garden, providing a tranquil setting just steps from your door.

The apartment also benefits from an allocated parking space.

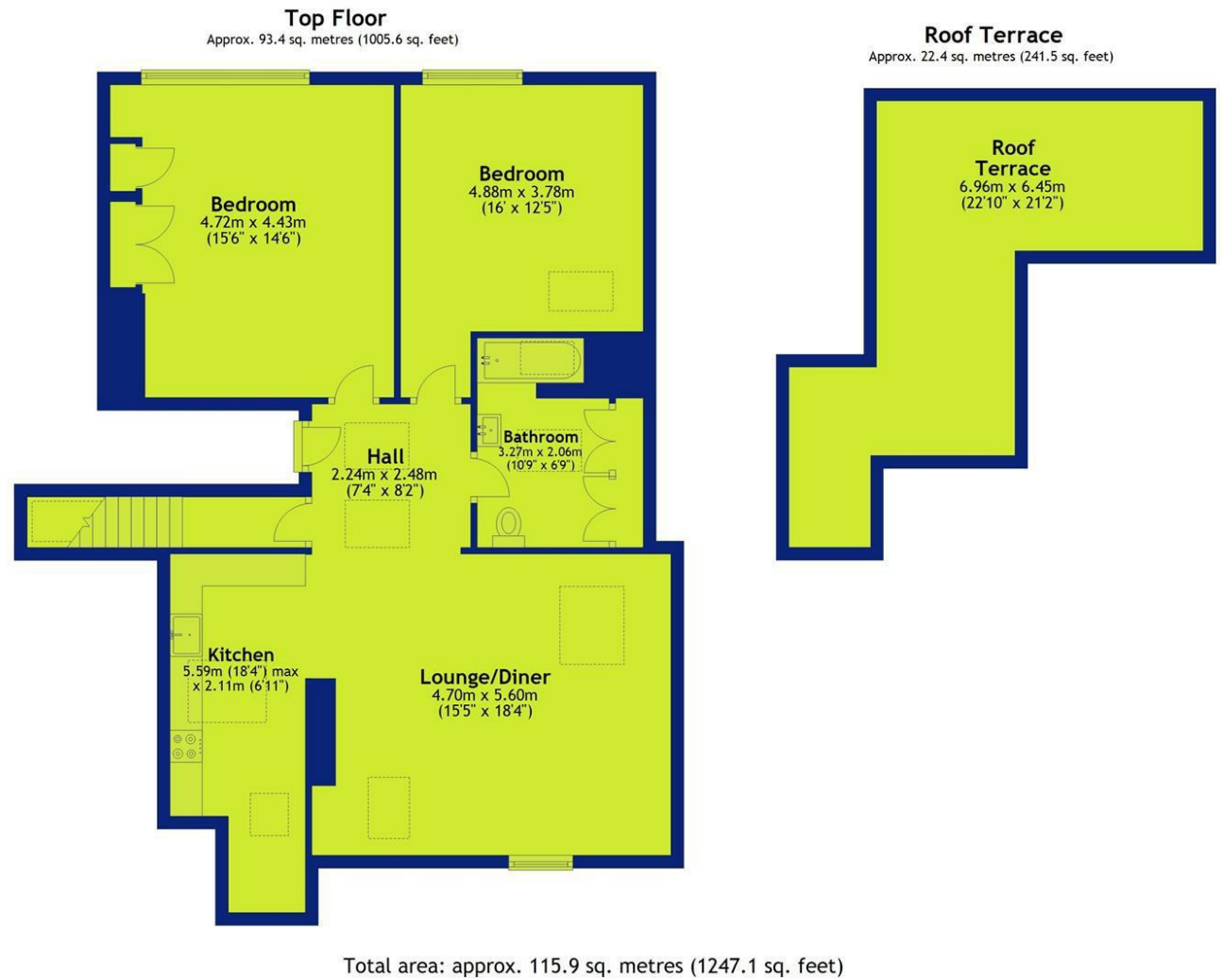
This apartment is an ideal choice for those looking to combine style, convenience, and a touch of heritage. Don't miss the chance to call this home—schedule your viewing today!

Service Charge - £2,135.64 PA

Ground Rent - £0 (Peppercorn Ground Rent)



## Derby Road, Nottingham, NG7 1NF





0115 841 1155

## Derby Road, Nottingham, NG7 1NF

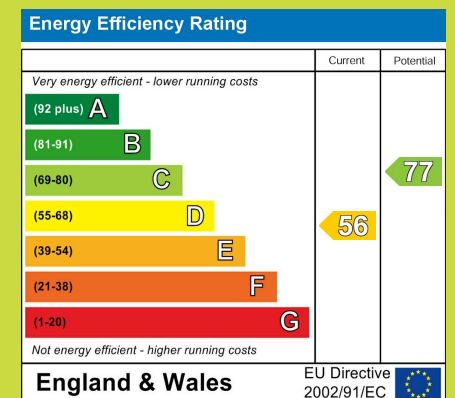


### *Interested in this home?*

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



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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.