


# Maria Court

The Park  
Nottingham  
NG7 1DH

Offers In Excess Of £269,950



 0115 841 1155



- Located within the prestigious historic Park Estate
- Close to shops, bars, restaurants, transport links and Nottingham Castle
- Large private balcony and access to rear communal gardens
- Well-presented throughout
- Council Tax Band - C
- Walking distance to Nottingham city centre
- Purpose-built two-bedroom apartment with lift and stair access
- Garage parking available on a first-come, first-served basis
- EPC Rating - C
- Tenure - Leasehold

## Maria Court, The Park, Nottingham, NG7 1DH

### Key Features

Situated within the historic Park Estate, this delightful apartment enjoys a prime location within easy reach of Nottingham city centre, offering an excellent range of shops, bars, restaurants, entertainment venues, transport links, including the train station, and the iconic Nottingham Castle.



## Maria Court, The Park, Nottingham, NG7 1DH





0115 841 1155

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### *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                                   |  | 70  | 73        |
| (55-68) D                                   |  |   |           |
| (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  |           |

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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.