



Period two bedroom first floor apartment

Apartment 3, 15 Newcastle Drive, The Park, Nottingham

Leasehold



Highly sought after location • Views to the rear • Sitting room • Two bedrooms • Kitchen • Gas heating • Bathroom • Single garage

Local Information

The Park Estate is within walking distance of Nottingham City Centre and is considered one of the première residential locations within the area.

The Park itself offers a number of leisure facilities including a tennis club, bowls and squash club. The private estate sits within reach of excellent schooling to include the Nottingham High School and is also convenient for the city's Universities and hospital complexes.

Nottingham City Centre is 0.5 miles and the station is also 0.5 miles, from Nottingham there is a main line service to the rest of the UK and particularly London where a typical journey would take from 1 hour 30 minutes. Road links are excellent, with a number of major roads a short drive away, these include the M1, A46 and A52. East Midlands Airport is about 15 miles and will take approximately 30 - 40 minutes.

About this property

Communal access into the main entrance hall of this period building converted into apartments.

Stairs ascending to the first floor level. Access through the front door into the apartment.

An inner hallway, leaded window and door leading through into:

Kitchen, comprising of fitted base and wall mounted units, hob with

extraction unit, sink and drainer, plumbing for washing machine and leaded sash window to the front elevation. Leading off the kitchen into:

Sitting room, impressive double glazed bay window overlooking an elevated view over the Park Estate. Wall mounted radiator, gas fire with marble hearth and decorative wooden surround.

Bedroom one, a spacious room with plenty of natural light through the double glazed bay window. Decorative corning, ceiling rose, radiator and period fireplace.

Bedroom two, a double bedroom with leaded bay window to the side elevation, wall mounted boiler (fitted 2021) and radiator.

Family bathroom comprises, panelled bath with shower over. low level WC, pedestal wash hand basin, electric heated towel rail, radiator and and sash leaded window.

The property comes with a single garage which is situated within a separate garage block. There is also on street parking available with a residents parking permit.

Viewing

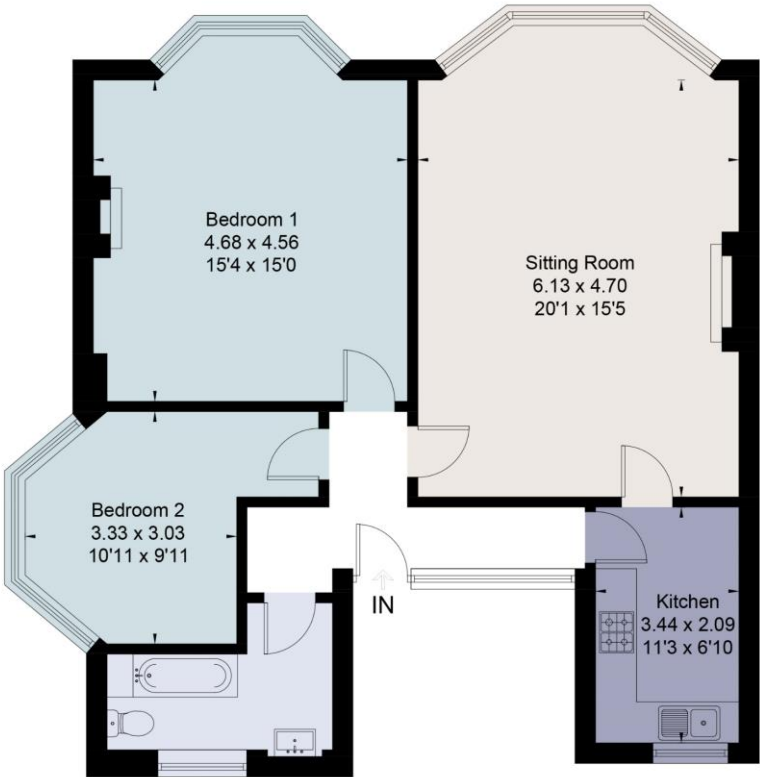
All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office. Telephone: +44 (0) 115 934 8020.






Newcastle Drive, The Park, Nottingham, NG7
Gross Internal Area 945 sq ft, 87.8 m²

Approximate Area = 87.8 sq m / 945 sq ft
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 296184

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220404IAMT

