



A FINE EXAMPLE OF A REGENCY ERA GRADE II LISTED DWELLING

REGENCY HOUSE WEST
2 THE ROPEWALK, THE PARK, NOTTINGHAM

savills

DISPLAYING MAGNIFICENT, UNOBSTRUCTED VIEWS OVER THE PARK ESTATE AND ACROSS THE CITY.

REGENCY HOUSE WEST
2 THE ROPEWALK, THE PARK,
NOTTINGHAM, NG1 5DT

Arranged over five storeys ♦ approaching 4000sq ft. of accommodation ♦ retaining many of its original period features ♦ contemporary kitchen diner ♦ three bathrooms ♦ highly sought after residential location ♦ electronic entry system & CCTV ♦ off street parking & Double garage

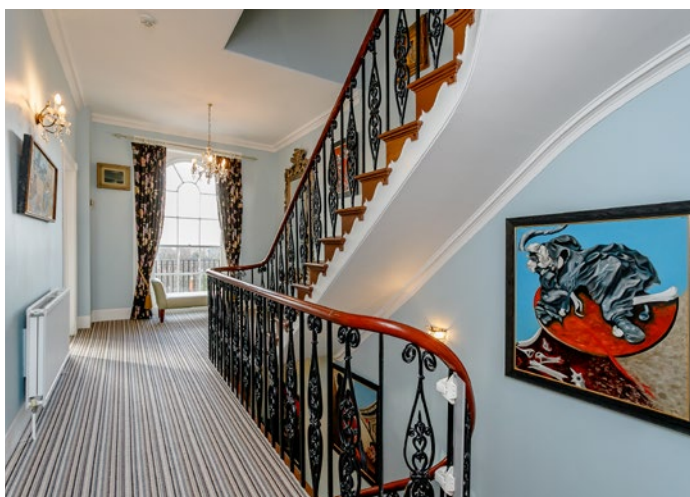
Situation

Positioned to the western end of The Ropewalk, this period property sits on the edge of the prestigious Park Estate which boasts some of the region's most prestigious period properties, all set within easy reach of the facilities and amenities within Nottingham city centre. The Park itself offers a number of leisure facilities including tennis club, bowls and squash club. The Park also offers easy access to both Nottingham Universities and the QMC Hospital. Nottingham – London St Pancras approx. 110 minutes.

Description

Regency House West has undergone an extensive yet sympathetic refurbishment over the last few years, providing immaculate and contemporary accommodation across five storeys. The property is one of an original pair of two Grade II Listed townhouses built in the early 18th Century. Many period features such as the high level skirting, original cornicing, ceiling roses and the cast iron bannister detailing have been retained, resulting in a superb blend of period and contemporary accommodation.

Entry via the rear aspect leads through to the impressive entrance hall and onto the ground floor accommodation. The stunning, newly refurbished kitchen diner is positioned to the front of the property, a fantastically bright room due to the full width sash windows which also feature the original pine shutters. Incorporating a range of dove grey base units with a central island and black granite worktops. There is a collection of good quality integrated appliances which include a Bosch dishwasher, SMEG five burner gas hob, SMEG extractor fan and an Electrolux double electric oven. Adjacent to the kitchen sits the utility room and W.C, housing additional hardwood units with an inset Belfast sink, space and plumbing for a washing machine and the newly fitted boiler.



Overlooking the rear aspect at ground floor level is the delightful double fronted sitting room which also features the original pine shutters and benefits from an open fire with an ornate marble surround and mantle.

Stairs ascend from the entrance hall to the first floor landing, off which are two double bedrooms to include the double fronted master bedroom, benefitting from a walk-in wardrobe and a second bedroom positioned to the front aspect.

Also positioned at first floor level is a family bathroom holding a central roll-top, freestanding bath, pedestal hand wash basin, separate shower cubicle with rainfall shower head, a pedestal W.C and a corner storage unit.

At second floor level there are three further bedrooms, two of which are double bedrooms and benefit from walk-in wardrobes whilst the other bedroom is of adequate size to hold a single bed. There is a second four-piece bathroom suite at this level which comfortably serves the three bedrooms on this floor.

The lower ground floor level is accessible off the entrance hall and provides an excellent secondary accommodation area, ideally suited as a one bedroom annexe or teenage quarter due to the independent external access. There is sizeable double fronted sitting room, fitted kitchen, double bedroom and a modern three-piece shower room to the lower ground floor. Occupying the cellar is a useful, fully tanked brick built room which is currently being used as gym.

Outside

Raised off street parking for two vehicles is accessible off the Ropewalk in addition to the double garage which benefits from power, lighting and an electric up and over door, with access also granted to the west elevation. The electronically operated entrance door to the south elevation allows access to the terrace area at the side of the property which is laid with artificial grass and border planting, whilst a wrought iron external staircase provides access to the ground floor entrance door as well as to the superb, private sun terrace to the front of the property.

Allowing ample space for a dining table and seating area, the raised sun terrace features frosted glass border screening, box planters and displays stunning south facing views across the city.

Tenure Freehold

Services Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Energy Performance A copy of the full Energy Performance Certificate is available upon request.

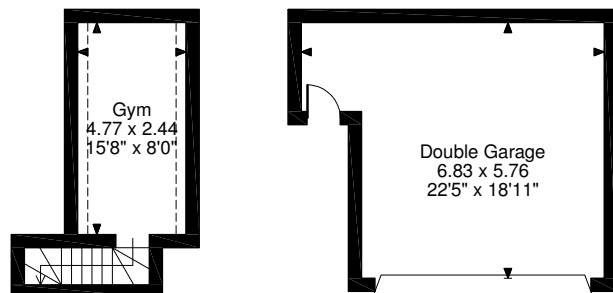
Viewing Strictly by appointment with Savills.



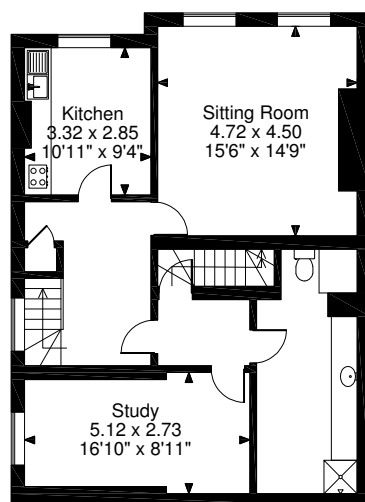
FLOORPLANS

Main House gross internal area = 3,485 sq ft / 324 sq m

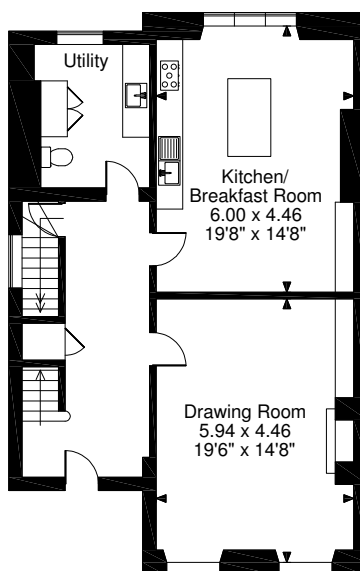
Garage gross internal area = 368 sq ft / 34 sq m



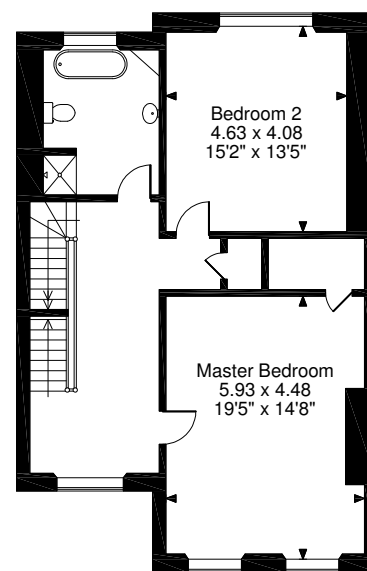
Cellar



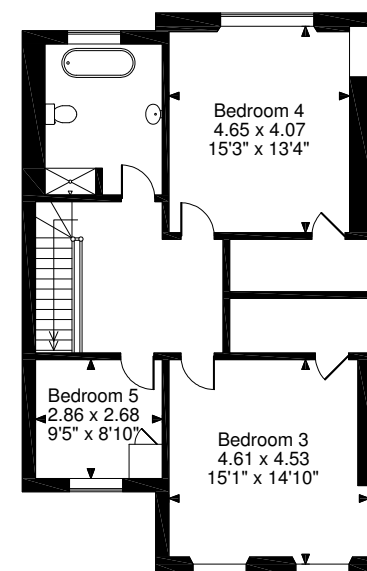
Lower Ground Floor



Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8374711/MKB

Savills Nottingham

nottingham@savills.com

0115 934 8020

savills.co.uk

Savills, their 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, images 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. 190215CB