



An extensive duplex maisonette apartment

12E Harlaxton Drive, Nottingham

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Large duplex apartment • In excess of 1,600 sq ft
4 bedrooms, 1 en suite • Contemporary kitchen diner
Large terrace area • Allocated off-street parking
EPC rating = B

Location

The property sits on the edge of the prestigious Park Estate, within walking distance to the city's commercial and retail centres as well as a wide variety of restaurants, shops and amenities within the City Centre.

Description

The main entry door at ground floor level opens up to the staircase leading to the impressive first floor entrance hall which is fully vaulted, displaying the galleried landing. There is a cloakroom opposite the entrance staircase, positioned next to the fourth bedroom which could also be used as an additional reception room.

The well-proportioned sitting room is set to the rear aspect, enjoying stunning, far reaching views across the city via the two sets of French doors, both benefitting Juliet balconies.

The superb open plan kitchen dining area spans the full width of the apartment and incorporates a range of wood grain effect base and wall units with Corian work surfaces and a collection of integrated appliances to include a fridge freezer, a microwave oven, an electric fan oven, a 5-burner gas hob with extractor above, an under counter washing machine, a dishwasher and a dryer. There is ample space within the kitchen to accommodate a large dining table and a small lounge area if desired.





The glass balustrade staircase ascends from the first floor entrance hall to a generous landing at second floor level, off which sit three double bedrooms to include the master, benefitting a rear aspect view via the single door with Juliet balcony, a walk-in wardrobe and a contemporary three piece en suite shower room. The second floor also holds the main bathroom which is fitted with a wall mounted vanity unit with a countertop sink, a low level W.C, a bath with mains shower over and an LED wall mirror.

Outside

External stairs to the south elevation lead from the ground floor down to the spacious terrace which is block paved with a fenced border and allows plenty of space for a garden shed. There is an allocated parking space for one vehicle to the front aspect.

Tenure

Leasehold

Services

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

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Main House gross internal area = 1,663 sq ft / 154 sq m

Luke Billson

Savills Nottingham

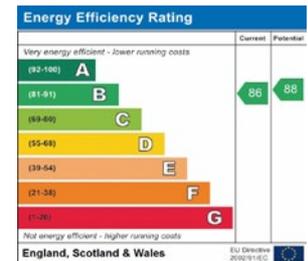
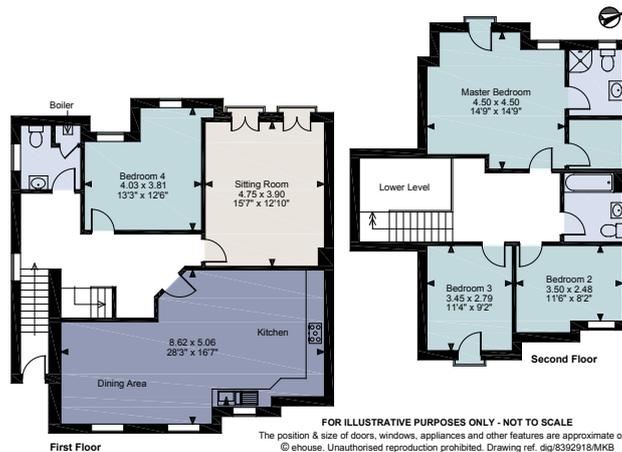
0115 934 8020

nottingham@savills.com



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