





Clinton House, Derby Road


Nottingham
NG7 1LY

Asking Price Of £350,000



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 0115 841 1155

- Fabulous Far-Reaching Views
- Substantial Period Conversion
- Edge of The Park Estate
- Easy Access To The City Centre
- Stylish Interiors
- Spacious Open Plan Living/Dining & Kitchen Areas
- Two Bedrooms/ Two Modern Bath/Shower Rooms
- French Style Balcony
- Communal Lift/Parking Space
- EPC Rating D
- Internal Area Approx. 1000 sq ft



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Key Features

The Nottingham Park Estate is a residential area of some 150 acres within walking distance of Nottingham City Centre. Originally, The Park was owned by the Dukes of Newcastle, the owners of Nottingham Castle, and was used for general recreational purposes.

Clinton House was designed by the pre-eminent architect TC Hine for the fifth Duke of Newcastle as a high quality residential estate in the early 1850s. The Park and its immediate surrounds remain a particularly desirable place to live. As Clinton House commands significant height it provides excellent panoramic views of The Park Estate and Castle.

Commanding an elevated position and therefore affording fabulous views over Parts of The Park and beyond, FHP Living feel privileged to offer for sale this well presented and stylish two-bedroom apartment offering the sort of comfort and convenience that one would associate in a property of this nature. Forming part of this substantial period conversion and offering many features which will appeal to the discerning purchaser, the accommodation on offer briefly comprises: Entrance hall, spacious open plan lounge/dining and kitchen areas measuring Approx. 33,11 x 15,3 max, fitted with a stylish range of kitchen units together with quartz work surfaces and modern appliances, two bedrooms and two stylish bath/shower rooms. In addition, there is a French style balcony accessed via the living area which offers far reaching views over parts of The Park Estate, A parking space is located on the ground level. Viewing highly recommended.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. 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.





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Location



Gallery

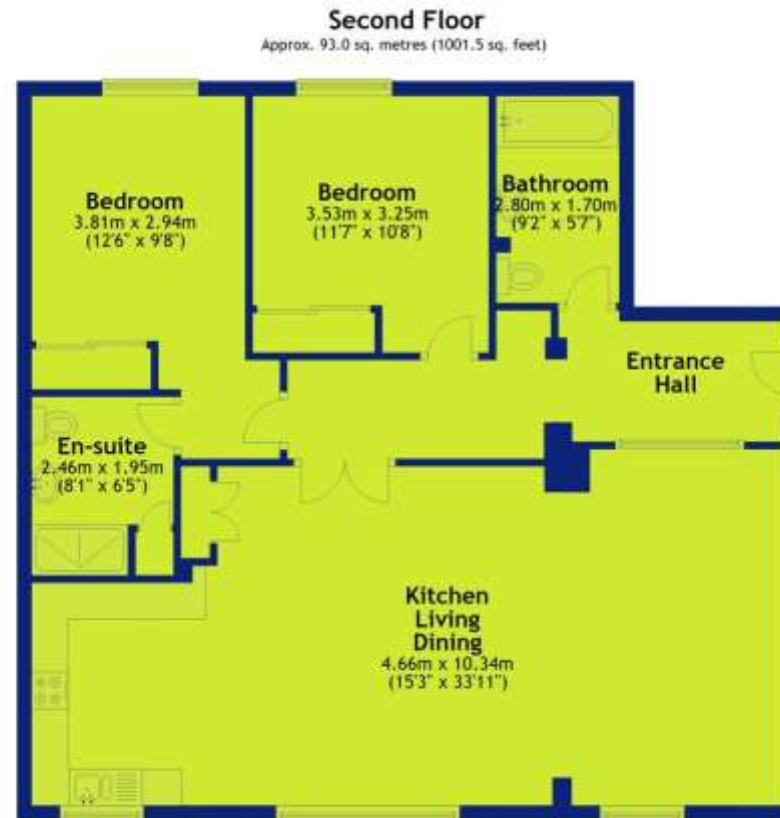


Video



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Total area: approx. 93.0 sq. metres (1001.5 sq. feet)



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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

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