



Western Terrace,  
The Park, Nottingham  
NG7 1AF

**£305,000 Leasehold**



## STUNNING CONTEMPORARY APARTMENT WITH BREATHTAKING VIEWS OVER NOTTINGHAM

Robert Ellis are pleased to bring to the market this spacious and stylish apartment, offering spectacular views over Nottingham and beyond. Designed for modern living, this beautifully presented home is ideal for those seeking a blend of contemporary comfort and a sought-after location.

Upon entering, the private hallway provides access to useful storerooms and utility area, leading into the impressive open-plan living space. The modern kitchen area is fitted with a range of stylish units including a Stone worktop and integrated appliances, seamlessly opening into the bright and airy lounge. Floor-to-ceiling windows allow natural light to flood in, with French doors leading to a Juliet balcony—the perfect spot to take in the stunning surroundings.

The dining area is semi open plan to the lounge, offering a great space for entertaining. Both well-proportioned bedrooms are accessed off the entrance hall, with the master bedroom benefiting from a contemporary en-suite. A further modern bathroom suite is also located off the hallway.

Additional benefits include an undercroft parking space, secure access via a communal lift and stairway, and a highly desirable setting in one of Nottingham's most prestigious locations.

Viewing is highly recommended to fully appreciate all this fantastic home has to offer. Selling with NO UPWARD CHAIN.



## Entrance Hallway

21'11 x 4'11 approx (6.68m x 1.50m approx )

Secure entry door, wall mounted radiator, bamboo wood flooring, recessed spotlights to the ceiling, airing cupboard housing hot water cylinder and electrical consumer unit with additional storage and shelving above, further storage cabinets, panelled doors leading off to rooms.

## Store

4'1 x 2'9 approx (1.24m x 0.84m approx)

Space and plumbing for automatic washing machine, light and power, extractor.

## Bathroom

6'10 x 8'4 approx (2.08m x 2.54m approx)

Three piece suite comprising panelled bath with mains fed shower above, floating vanity wash hand basin with mixer tap over, floating WC, recessed spotlights to the ceiling, heated chrome towel rail, extractor fan, mosaic tiled splashbacks, linoleum floor covering, full glazed mirror.

## Bedroom One

17'6 x 12'4 approx (5.33m x 3.76m approx)

Recessed spotlights to the ceiling, built-in wardrobe with sliding doors, wall mounted radiator, panelled door leading to shower room, UPVC double glazed Juliet balcony with picturesque views over Nottingham.

## Shower Room

5'11 x 7'01 approx (1.80m x 2.16m approx)

Three piece suite comprising walk-in shower enclosure with mains fed shower above, wall hung vanity wash hand basin with mixer tap, wall hung WC, full mirrored wall, recessed spotlights to the ceiling, extractor fan, mosaic tiled splashbacks, linoleum floor covering.

## Bedroom Two

13'1 x 9'9 approx (3.99m x 2.97m approx)

Aluminium double glazed windows to the front elevation with picturesque views, recessed spotlights to the ceiling, wall mounted radiator, built-in wardrobe with sliding doors providing ample additional storage space.

## Open Plan Lounge Dining Kitchen

max 36'9 x 23' (max 11.20m x 7.01m)

Double glazed French doors and Juliet balcony creating magnificent views over Nottingham, wall mounted radiators, recessed spotlights to the ceiling, bamboo wooden flooring, ample space for living dining and kitchen areas, open through to additional seating space/second reception.



## Kitchen Area

11'03 x 11'01 approx (3.43m x 3.38m approx )

A range of matching wall and base units incorporating marble worksurface over, 1 1/2 bowl stainless steel sink with mixer tap above, integrated dishwasher, space and point for freestanding fridge freezer, integrated oven, 4 ring NEFF hob above and stainless steel NEFF extractor hood over, tiled splashbacks, bamboo wooden flooring, recessed spotlights to the ceiling, glow worm gas central heating boiler providing hot water and central heating to the property with additional storage below, wall mounted radiator, open through to main living space.

## Second Reception

7'07 x 8'09 approx (2.31m x 2.67m approx)

This space located to the side of the kitchen and dining area with recessed spotlights to the ceiling and wall mounted radiator has excellent potential to further divide creating a private enclosed office/playroom subject to the buyers needs and requirements.

## Agents Notes: Additional Information

Council Tax Band: F

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

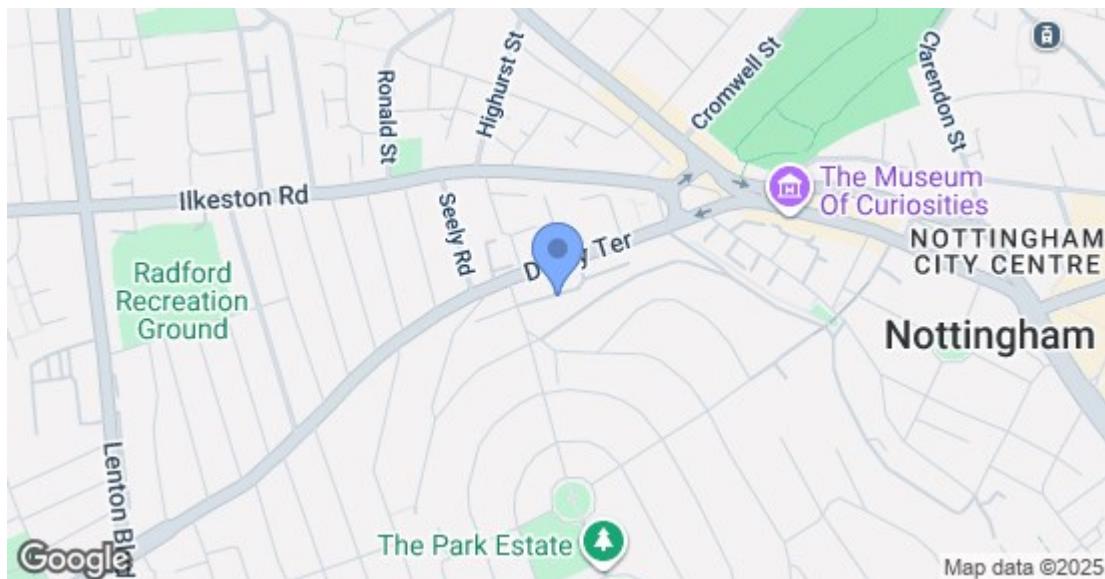
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.