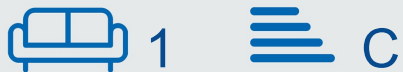


Kenilworth Court

Nottingham
NG7 1FZ

Guide Price £425,000



 0115 841 1155



- Prestigious Park Estate location
- Three bedrooms
- Fitted kitchen with appliances
- Modern bathroom
- Integral garage
- Modern townhouse arranged over three floors
- Spacious lounge with glazed sliding doors & separate dining room
- Useful utility room & Ground floor WC
- Balcony with pleasant outlook & enclosed rear courtyard
- Within easy reach of shops, bars, restaurants and entertainment options



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Kenilworth Court, Nottingham, NG7 1FZ

Key Features

Situated at the head of a cul-de-sac within the prestigious Park Estate, this delightful modern townhouse enjoys a highly convenient position, within easy reach of the Nottingham city centre and its excellent selection of shops, bars, restaurants and entertainment venues, together with the train station, transport links and the city's historic castle.

FHP Living are delighted to offer for sale this appealing townhouse, thoughtfully arranged over three floors and offering accommodation together with an integral garage, balcony and enclosed rear courtyard.

The accommodation briefly comprises an entrance hall with cloaks/WC, useful utility room fitted with a range of units, and access to the integral garage.

To the first floor, the landing provides access to the kitchen, fitted with a modern range of units and appliances, a separate dining room and a particularly spacious lounge. The lounge benefits from glazed sliding doors providing an abundance of natural light and access towards both the front and rear of the property. A balcony to the front enjoys a pleasant outlook, while the rear provides an enclosed courtyard, creating a private outdoor space.

To the second floor are three bedrooms together with a modern family bathroom.

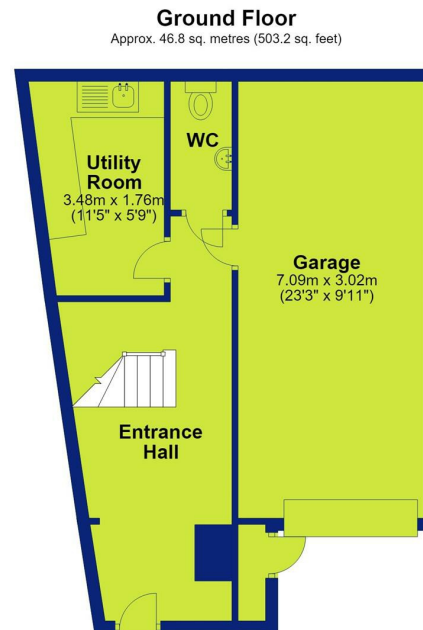
An excellent opportunity to acquire a stylish modern home in one of Nottingham's most sought-after residential locations, combining modern living with the convenience and character of The Park Estate.





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Total area: approx. 138.9 sq. metres (1494.8 sq. feet)



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Kenilworth Court, Nottingham, NG7 1FZ



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

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.