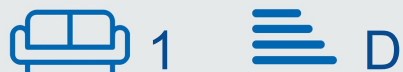


Castle Boulevard

Nottingham
NG7 1RU

£230,000



 0115 841 1155



- Contemporary top-floor duplex apartment
- Two double bedrooms
- Spacious open-plan living accommodation
- Private balcony
- Positioned adjacent to The Park Estate
- Two bath/shower rooms, including en-suite to principal bedroom
- Modern fitted kitchen with integrated appliances
- Allocated parking space



0115 841 1155

Castle Boulevard, Nottingham, NG7 1RU

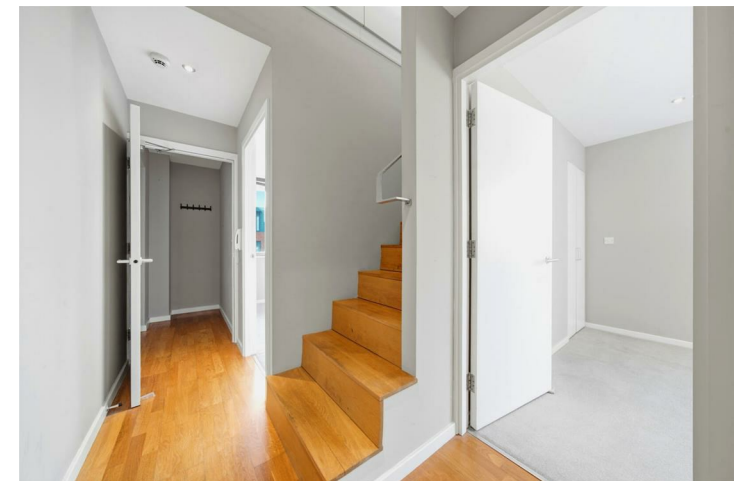
Key Features

Occupying a superb top floor position within the sought-after Park Rock development on Castle Boulevard, immediately adjacent to The Park Estate, this stylish duplex apartment offers spacious, light-filled accommodation across two floors, combining modern design with a city-fringe lifestyle.

The main living accommodation is positioned on the upper floor to maximise light and outlook. A generous open-plan living and dining area provides an inviting space for both everyday living and entertaining, seamlessly connected to a modern fitted kitchen with integrated appliances. The living space also opens onto a private balcony, ideal for morning coffee or evening relaxation.

The lower floor comprises two double bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. The layout offers excellent flexibility, making the property well suited to professionals, couples, or those seeking a low maintenance base.

Park Rock is a modern purpose built development on Castle Boulevard, placing residents within easy reach of Nottingham city centre, Nottingham Castle, and The Park Estate. Offering easy access to the city's vibrant social scene with excellent transport links, including Nottingham Railway Station and the tram network ensuring superb connectivity.





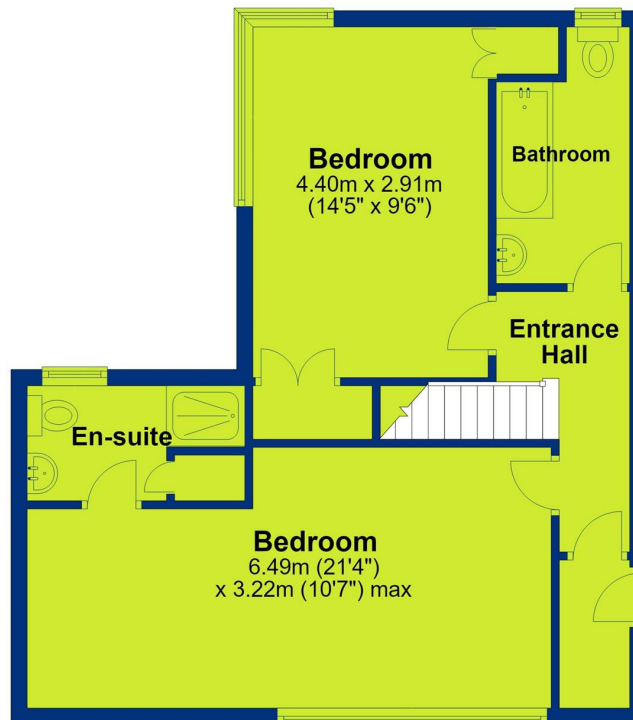
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Second Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



Top Floor

Approx. 37.3 sq. metres (402.0 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 87.6 sq. metres (942.5 sq. feet)



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Castle Boulevard, Nottingham, NG7 1RU



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		
(55-68) D		
(39-54) E	56	70
(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.