



Barrack Lane, The Park, Nottingham

Guide Price £325,000

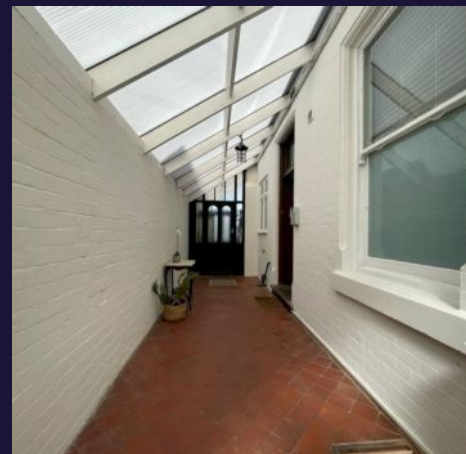
 **Comfort**
Estates



Comfort Estates are delighted to present this characterful first floor apartment located in the prestigious Park Estate, offering a unique blend of historical charm and modern comfort. This apartment is a true gem nestled in a highly popular, private estate whilst benefiting from the convenience of being within walking distance to Nottingham City Centre and very close by to Queens Medical Centre.

The property consists of a spacious open plan living/dining area with beautiful Victorian features, a separate modern kitchen with an integrated fridge/freezer, dishwasher and a large Belfast sink, two large double bedrooms with extensive built in storage and a bespoke built-in wardrobe in the master bedroom, a generously sized family bathroom with under floor heating, a lovely communal garden space and free on-street parking. There is ample storage throughout along with a utility closet containing the washing machine and dryer.

This is a rare opportunity to experience the best of both worlds – a peaceful retreat in a historic setting with easy access to modern amenities. A beautifully refurbished home with modern adaptations such as double glazing throughout, it boasts charming features such as tall ceilings, original fireplaces/cornices, bay windows as well as a private and secured storage unit outside the apartment. This property must be viewed to be fully appreciated.



Comfort Estates are delighted to present this characterful first floor apartment located in the prestigious Park Estate, offering a unique blend



- Beautiful Victorian Apartment with Modern Upgrades Throughout
- Located In The Park Estate
- A Range Of Original Features
- Recently Renovated to a High Standard
- Large Bay Windows - Double Glazed Throughout
- Expansive Views over The Park Estate and Wollaton Hall
- Desirable East-South-West facing aspects
- Two Double Bedrooms
- Bespoke Fitted Wardrobe in Master Bedroom
- Secure Bike Storage Private and Secured Storage Unit
- Well-maintained Communal Garden
- Close To QMC
- Walking Distance To Nottingham City Centre

Hallway

On entering the apartment, there is a welcoming entrance hallway, with secure bike storage and access to the garden. There is a telephone intercom for guest entry.

Open Plan Living/Dining Room

A spacious room, neutrally decorated, and featuring high ceilings with beautiful cornicing and a large bay window overlooking the communal garden with views beyond. There is also a working fireplace.

Bedroom 1

This bedroom is accessed from the open plan living space. A generously sized room, neutrally decorated with a stunning original fireplace, original Victorian radiator and large bay window, once again overlooking the garden. This room also features bespoke built in wall-to-wall wardrobes, providing ample storage space.

Kitchen

The kitchen is accessed from the hallway, with modern fitted gloss units throughout, along with a double bowl Belfast style sink, four ring gas hob with extractor over and electric oven. There is a bespoke fridge/freezer built into the wall, allowing room for a full size appliance.



Bedroom 2

A bright and spacious double bedroom, neutrally decorated and benefitting from large dual aspect windows to both exterior walls. There is also a lovely built in original wardrobe, a Victorian radiator, high ceilings and spotlight fittings.

Bathroom

A modern fitted bathroom, tiled throughout having a large mirrored wall to one side. There is a WC, washbasin, large walk in shower, heated towel rail, and underfloor heating. A contemporary space that retains traditional accents.

Utility Cupboard

A very useful space used for keeping washing machine, dryer and providing additional storage space.

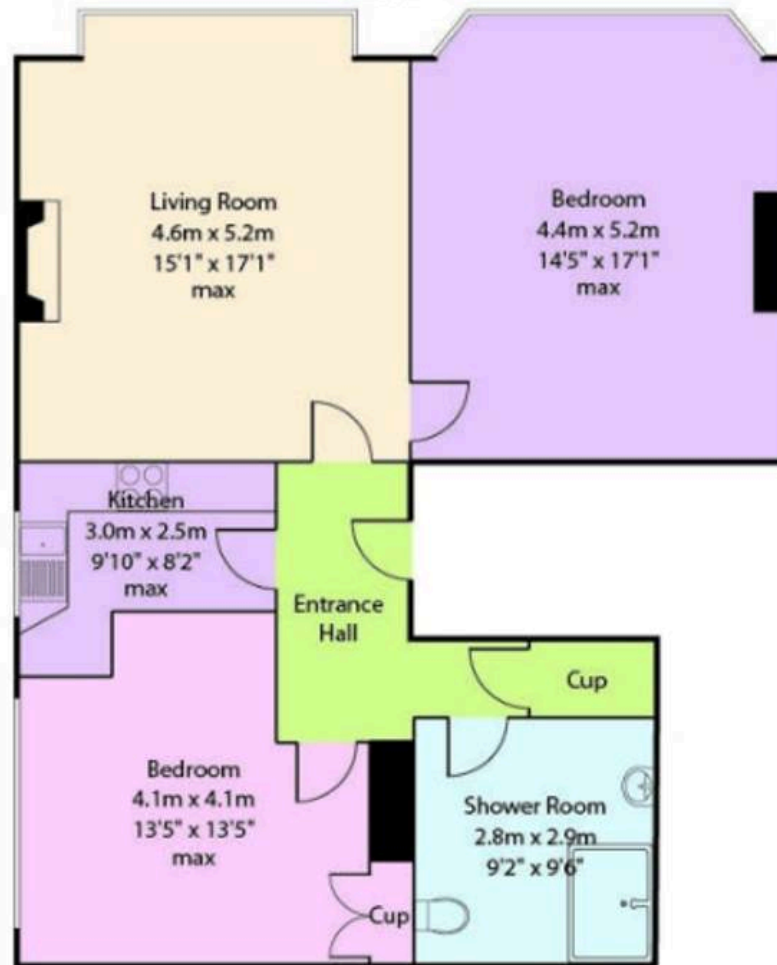
Additional Property Details

- Property Age Bracket: Edwardian (1901 - 1910)
- Council Tax Band: C
- Tenure: Share of Freehold
- Service Charge: £60.00 per month



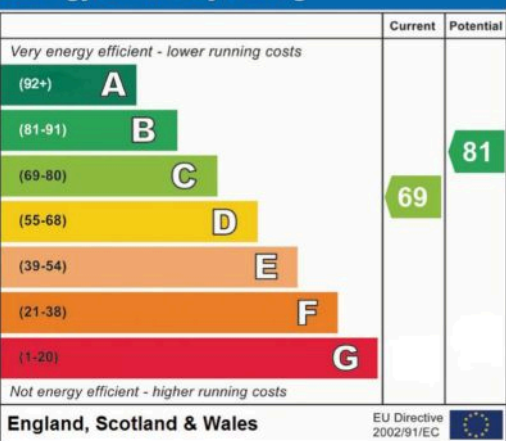


82.7sqm / 890.3sqft
Approx.

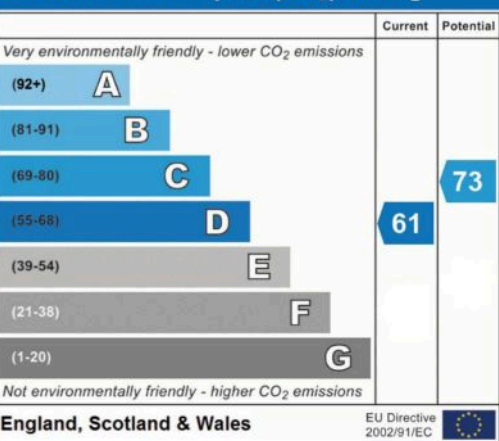


We warrant that the floor plan is a true and accurate representation of the property as shown on the floor plan. We do not warrant the accuracy of the floor plan measurements or dimensions of any area, whether or not shown on the floor plan. The floor plan is for information only and should not be used as a basis for any decision. The floor plan is for information only and should not be used as a basis for any decision. The floor plan is for information only and should not be used as a basis for any decision.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Comfort Estates

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