



## Park Valley

The Park, Nottingham, NG7 1BQ

£433 PCM

**\*\*ROOM AVAILABLE\*\*** Well presented three bedroom flat located just a couple minutes walk from Nottingham Castle and 5 minutes from the city centre. This is an ideal location with the prestigious park estate from both students or professionals alike offering great living close to all local amenities.

- Three double bedrooms
- Large living room
- Kitchen with plenty of storage
- Quiet location within the Park estate
- Walking distance to city centre
- Parking available with tenancy

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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