



City Point Standard Hill, Nottingham
£315,000



Discover this generously sized two-bedroom apartment, ideally situated within an exclusive gated development. Boasting TWO double bedrooms with en-suite bathrooms. The apartment has two private balconies and access to a fitness room. Externally, the apartment offers a secure car park with an allocated space. All this is within walking distance to Nottingham city centre and available with NO UPWARD CHAIN. Don't miss your chance—contact us today to arrange your viewing!

- Two Double Bedrooms
- Two En-Suites And Separate WC
- Beautiful Views Of The Park Estate
- No Upward Chain
- Secure Underground Parking
- Communal Garden
- Two Private Balconies
- Sought After Location
- Fitness Room





Featuring TWO en-suite bathrooms, private balconies, and secure underground parking. Ideally located within walking distance of Nottingham city centre. A secure intercom grants access, with stairs and a serviced lift leading to the apartment. The hallway connects all rooms, creating a welcoming feel. The kitchen provides ample storage and workspace, with room for dining. The bright living area is versatile with space for a desk. Both double bedrooms feature built-in storage, private en-suites, with the master offering Park Estate views. Additional benefits include visitor parking, gas central heating, double glazing, and access to a communal terrace with Nottingham Castle views.

Hallway

Step inside to a spacious hallway that connects all rooms, offering a welcoming and airy feel.

Kitchen

The modern kitchen is fitted with a range of base and wall units, providing ample storage and workspace. There is plenty of room for a full-sized dining table or a breakfast area, depending on your needs. A large window provides plenty of natural light and overlooks one of the private balconies.

Lounge

The generous living area, accessed via double doors, creates a bright and versatile space with room for a desk, making it ideal for home working or relaxation.

Master Bedroom

Spacious doubled bedroom with scenic views of the Park Estate. Private balcony, perfect for drinking your coffee on a warm summer morning. Modern en-suite with shower cubical, wash hand basin and WC.



WC

Spacious WC with tiled floors and partly tiled walls, perfect for guests to use when visiting.

Bedroom

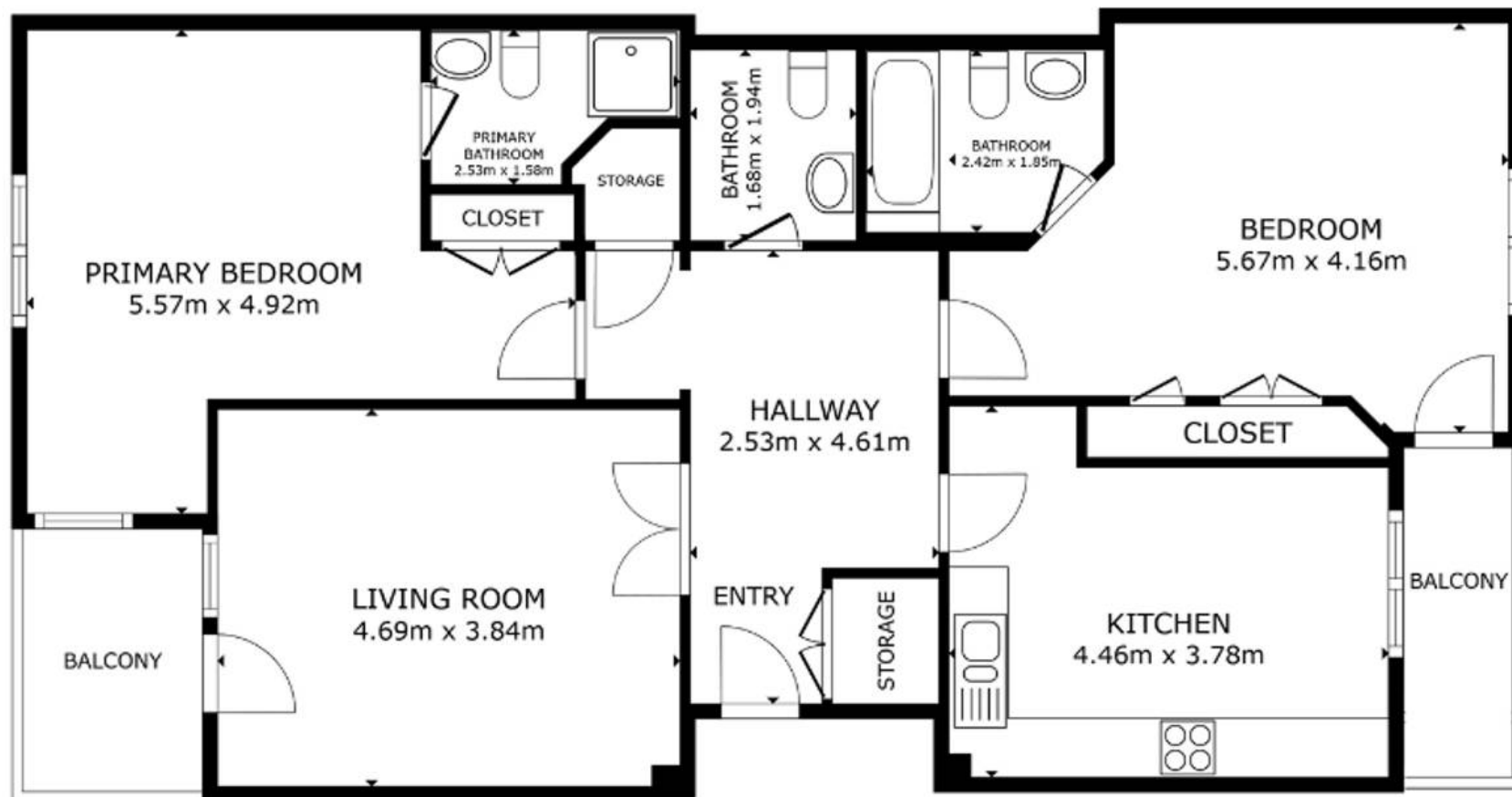
Generous sized bedroom with private balcony overlooking the front of the building. Spacious en-suite with shower over bath, wash hand basin and WC.

Additional Information

- Council Tax Band: E
- Property Tenure: Leasehold Remaining Lease: 972 Years
- Service Charge: £1,004.00 Per Quarter.
- Property Type: Flat
- Electricity: National Grid
- Water: Direct Mains Water
- Sewage: Standard UK domestic
- Heating: Gas Central Heating
- Broadband: Openreach, Hyperoptic Broadband Speed: Ultrafast 1000Mbps
- Mobile Signal Coverage: Good
- Parking: Secure Gated
- Restrictions: Yes
- Flood Risk: No
- EPC Energy Efficiency Rating: B







FLOOR PLAN



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk