



Portland Square Raleigh Street, Nottingham
£135,000



Presented to market with no upward chain is this spacious two-bedroom, first floor apartment with secure gated parking. Perfectly located within walking distance of local amenities, NTU and Nottingham City Centre, this modern apartment comes highly recommended for those seeking a property that needs little to no work. This stylish apartment offers spacious and versatile living throughout, featuring a large open-plan kitchen/diner, two generous double bedrooms, a well-equipped bathroom, and secure parking – an ideal opportunity for buy-to-let investors, having tenants in situ until June 2026. The property has been fitted with a brand new boiler as of 7th May 2025! This is an exceptional opportunity to acquire a modern apartment in a highly popular location. Contact us today to arrange a viewing!

- First Floor Two Bedroom Apartment
- Lift Access
- Desirable Location
- Within walking distance to local amenities and NTU.
- Close To Nottingham City Centre
- Secure Gated Parking
- Modern Finish
- Brand New Boiler!
- Tenanted until June 2026, achieving £950 pcm





Entrance Hall

Inviting entrance hall storage cupboard and access to all rooms.

Lounge/Diner

15' 6" x 21' 5" (4.73m x 6.54m)

Spacious, open-plan lounge diner with plenty of natural light, benefitting from dual aspect windows.

Kitchen

15' 6" x 21' 5" (4.73m x 6.54m)

This open-plan kitchen, dining, and living space is bright and spacious with dual aspect windows. Wooden flooring continues seamlessly throughout, tying the areas together. The kitchen benefits from integral appliances.

Bedroom 1

11' 3" x 12' 2" (3.44m x 3.70m)

This bright and spacious double bedroom features wooden flooring and a large window to the rear aspect.

Bedroom 2

10' 2" x 12' 4" (3.10m x 3.77m)

This bright and spacious double bedroom features wooden flooring and a large window to the rear aspect.

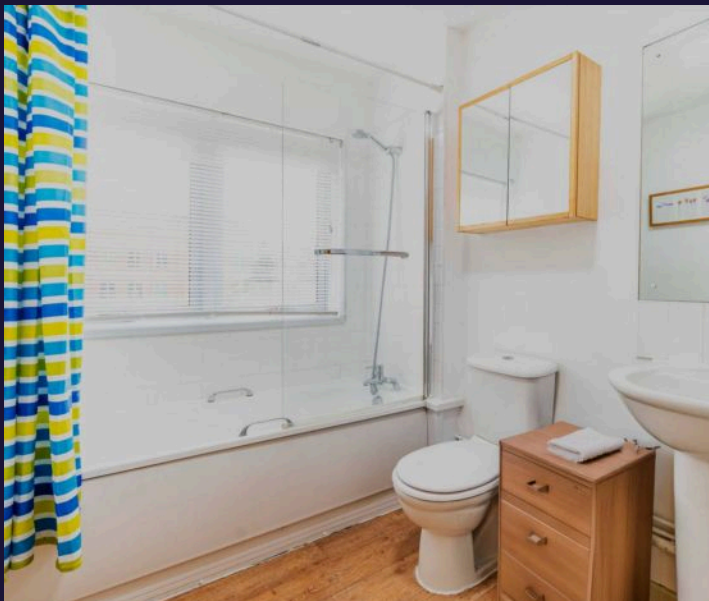
Bathroom

7' 10" x 6' 5" (2.40m x 1.95m)

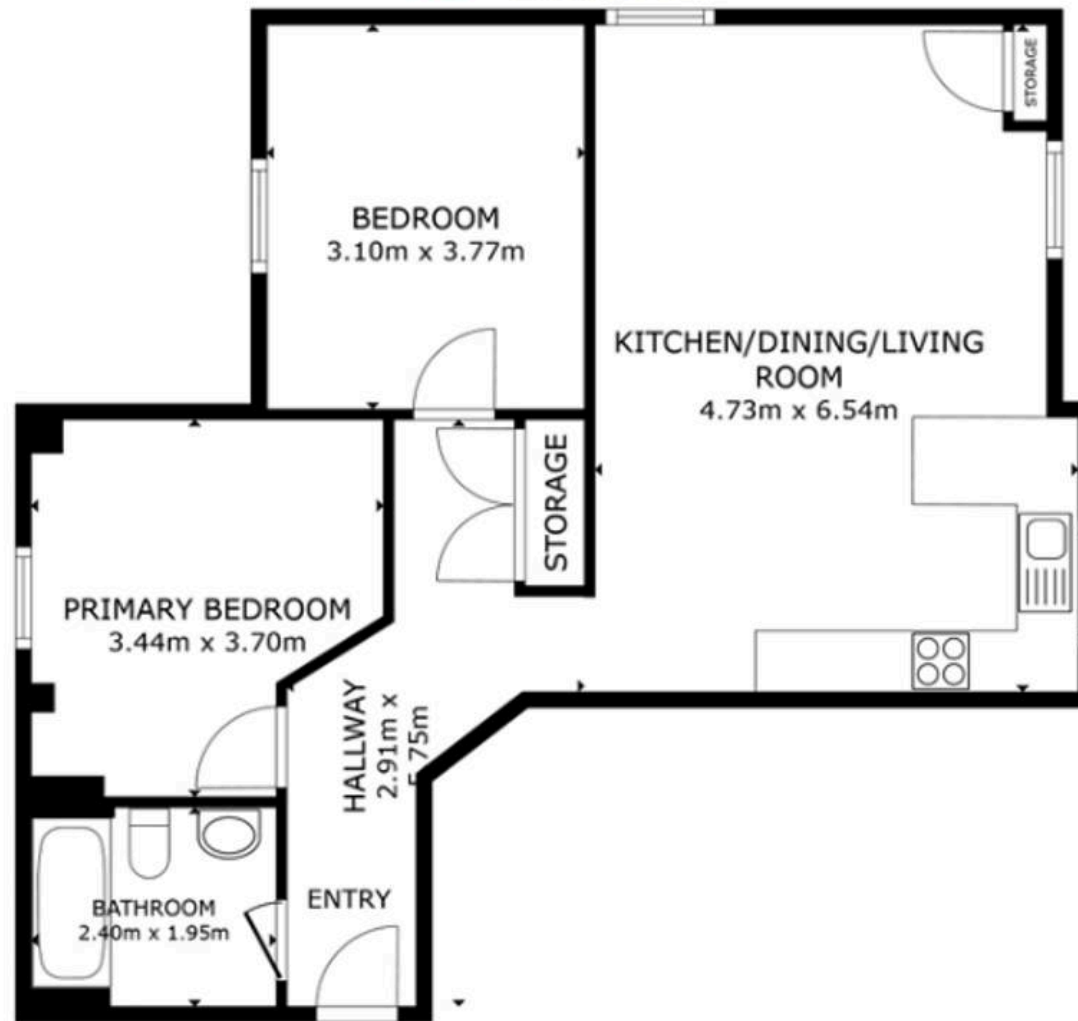
This bright, fully tiled bathroom with laminate flooring comes with a white three-piece bathroom suite, including a shower over bath, wash basin and WC.

Additional Property Details;

- Property Age Bracket: 2000s
- Council Tax Band: B
- Tenure: Leasehold
- Lease Expiry: 05/03/3001
- Ground Rent: £0.00 per year
- Service Charge: £183.00 per month








FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 68.8 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Comfort Estates

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