



Number One Fletcher Gate Adams Walk, Nottingham

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Comfort Estates are delighted to present this modern and spacious duplex apartment, ideally located in the sought-after Lace Market area.

Set over two floors, the property offers a stylish layout. On the ground floor you'll find a WC/utility room, a sleek modern kitchen with integrated appliances, and a bright living room. Upstairs there are two generously sized double bedrooms and a high-spec bathroom complete with shower over bath.

Perfectly positioned in the heart of Nottingham's city centre, the apartment is just a short walk to cafes, restaurants, shops, and excellent transport links, including Nottingham Train Station and local bus/tram routes.

Available early November 2025 – perfect for working professionals and students!





Number One Fletcher Gate

Adams Walk, Nottingham

| Duplex Apartment | Two Double Bedrooms | City Centre Location | Great Transport Links | Fully Furnished | Integrated Kitchen Appliances | Available 5th November 2025 |

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Large Bedrooms
- Open Plan Kitchen/Living Area
- City Centre Location
- Walking Distance To Local Amenities
- Duplex Apartment
- Available 5th November 2025
- Fully Furnished
- Downstairs WC



Open Plan Kitchen & Living Area

29' 8" x 13' 9" (9.05m x 4.20m)

The open-plan kitchen and living area offers a bright, spacious setting and comes fully furnished with sofas, shelving, coffee table, TV stand, dining table and chairs. The modern kitchen includes a hob, oven, fridge/freezer, dishwasher and plenty of storage and worktop space. At the far end, a staircase leads up to the bedrooms and main bathroom.

WC/Utility Room

7' 7" x 5' 5" (2.32m x 1.65m)

On the ground floor of the apartment you'll find a WC complete with toilet, sink and mirror. This rooms also houses the washing machine and plenty of space for storage.

Bedroom 1

15' 7" x 13' 9" (4.74m x 4.20m)

This spacious bedroom is fully furnished with a bed, mattress, desk and chair, bedside table and built-in wardrobe. A large window with curtains fills the room with natural light, creating a bright and welcoming space.

Bedroom 2

14' 1" x 9' 9" (4.29m x 2.97m)

A second spacious bedroom is fully furnished with a bed, mattress and wardrobe with plenty of additional space.

Bathroom

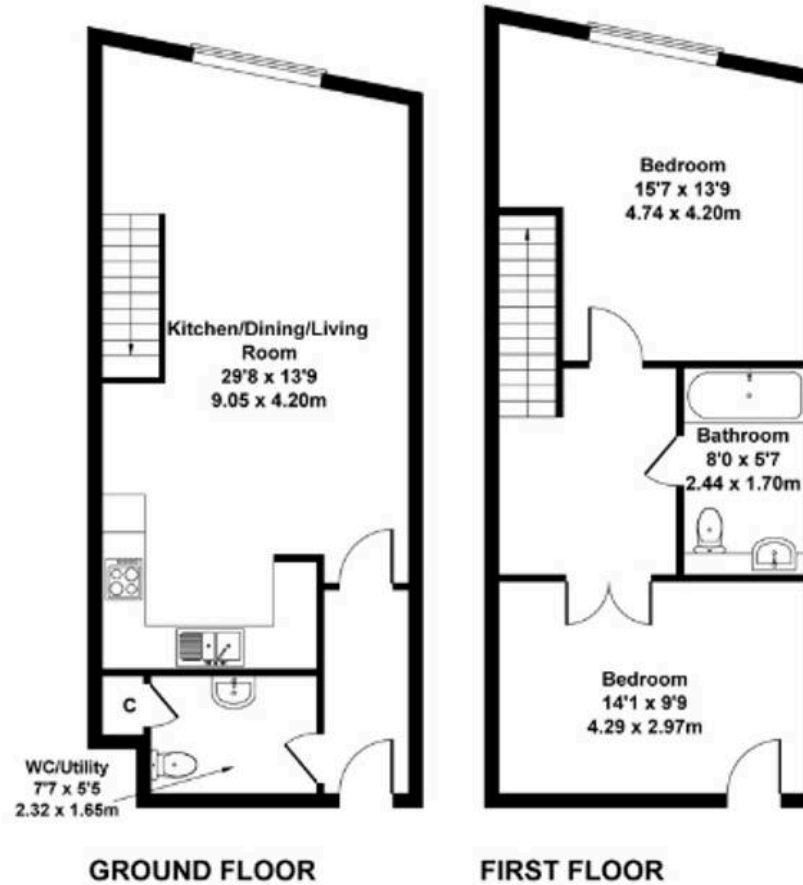
8' 0" x 5' 7" (2.44m x 1.70m)

The main bathroom is situated on the first floor alongside the two bedrooms and features a shower over bath, toilet, sink and heated towel rail.

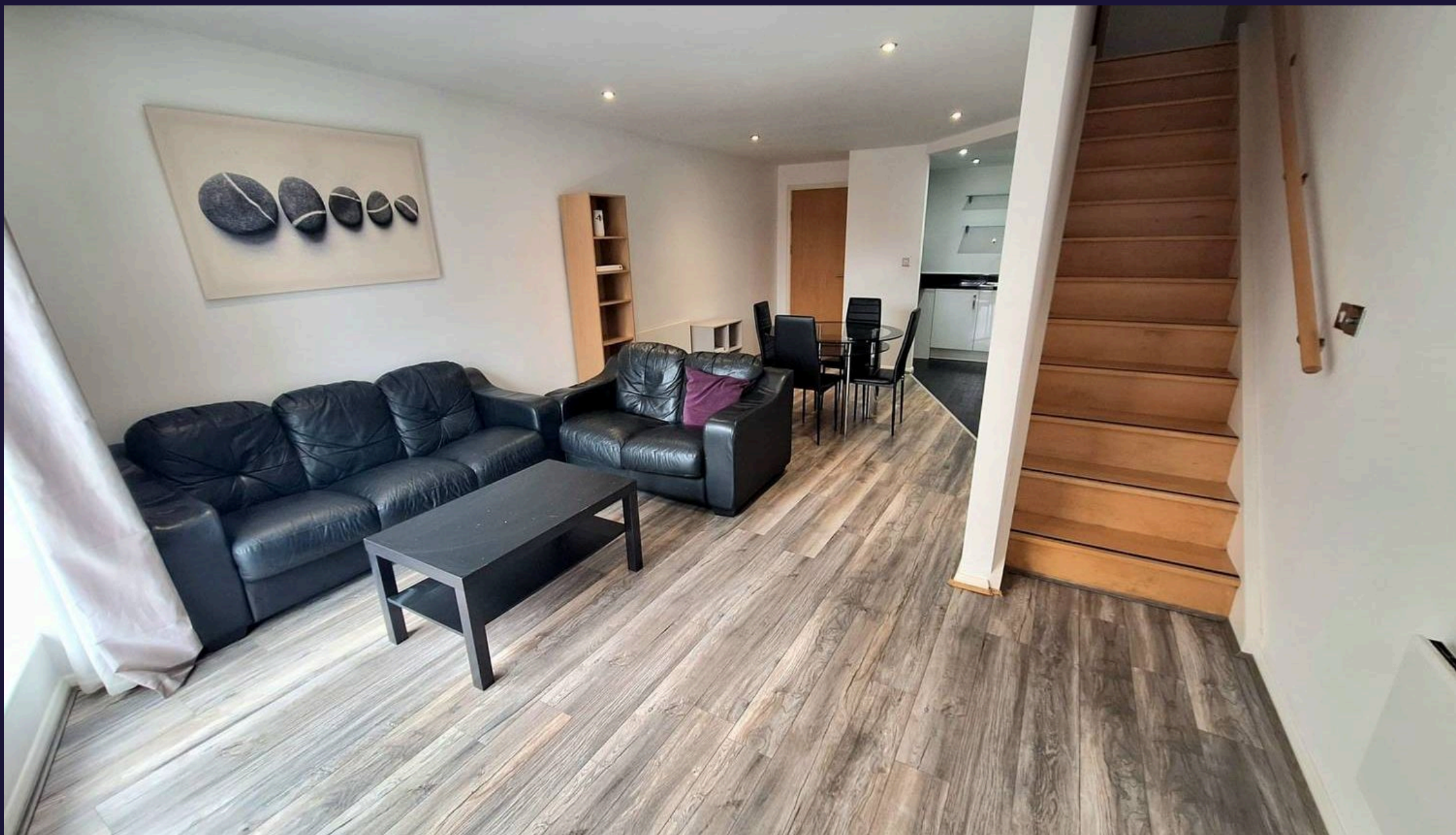




Approximate Gross Internal Area
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Comfort Estates

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