



Promenade, Nottingham



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Nottingham

Comfort Estates are pleased to bring to the market this beautifully renovated one-bedroom ground-floor apartment, in this exciting Grade II Listed development.

The flat is located just 400 meters from Hockley and the City Centre, benefitting from a wealth of local amenities including nearby restaurants and bars. There is also access to excellent transport links out of the City.

In brief the property consists of; a master bedroom, bathroom, fitted kitchen, and an open-plan living/dining room. Featuring a south-facing, communal front garden offering the ideal place to catch some sunshine and enjoy the views of the park.

Book a viewing now to avoid disappointment!





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| One Double Bedroom | Great Location | Grade II Listed Building | Ground-Floor Apartment | Unfurnished | Available November 2025 |
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Impressive Conversion
- Open Plan Living
- Unfurnished
- Great Transport Links
- Grade II Listed Building
- Views over the Park
- High Spec Finish
- Available 7th November 2025

**Kitchen/Lounge**

19' 0" x 15' 8" (5.80m x 4.78m)

A light and spacious room with views over the park providing access through to the bedroom and bathroom. Tastefully decorated with neutral décor, deep skirtings, spot light fittings, and a large bay sash window to the front aspect. With a fully fitted kitchen having a range of cream wall and base units with wood effect roll edge work surfaces, single stainless steel sink with mixer tap, single electric oven with 4 ring electric halogen hob, stainless steel upstand with integrated extractor over, switches, sockets and connectivity points. With space and plumbing for washing machine.

Entrance Hallway

Providing access through to the lounge/kitchen diner and rest of the flat, with electric central heating, intercom

Bedroom

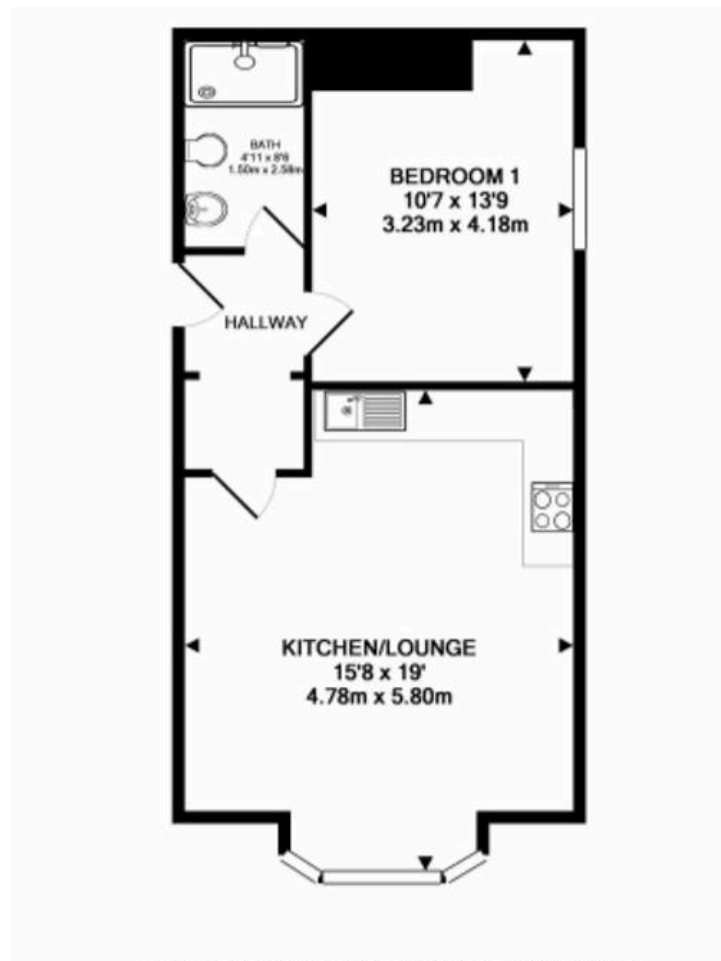
13' 9" x 10' 7" (4.18m x 3.23m)

With neutral carpets, tasteful décor, deep skirtings, sash window to the side aspect, electrical central heating radiator, switches, sockets and connectivity points.

Bathroom

8' 6" x 4' 11" (2.58m x 1.50m)

A well proportioned bathroom with large low profile walk-in shower, ceramic tile surround, electric shower, pedestal wash hand basin, low flush WC, electric extractor fan, and white central heating towel rail.



TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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