



Derby Road, Nottingham
£1,280 pcm

 **Comfort**
Estates



Derby Road

Nottingham

Comfort Estates is thrilled to present this impeccably finished, two-bedroom duplex apartment, now available for rent.

Combining stylish, contemporary design with the charming traditional features of its 1850s heritage, this apartment is situated in the heart of Nottingham City Centre. Enjoy immediate access to a vibrant array of shops, bars, restaurants and theatres, all just steps away. Excellent transport links ensure seamless connectivity.

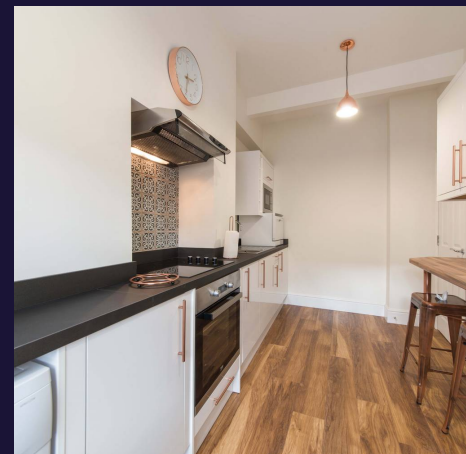
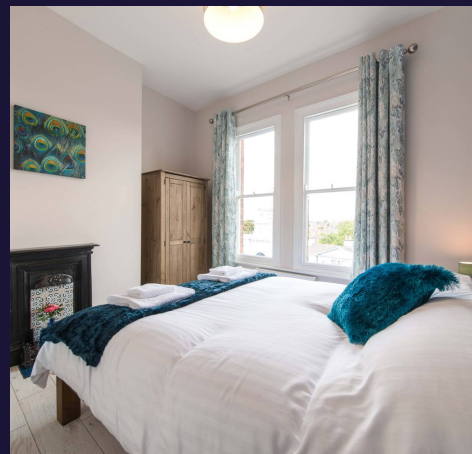
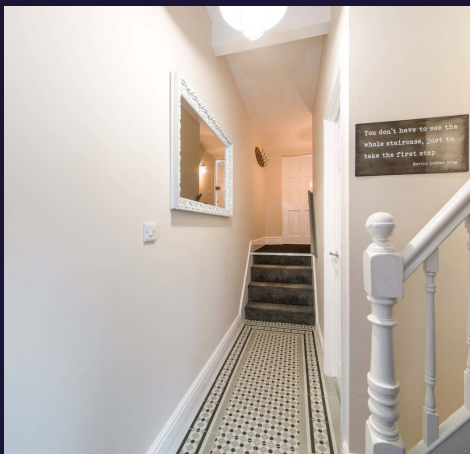
The property briefly comprises; A beautifully furnished lounge/diner with dual secondary glazed windows offering attractive views of Nottingham. Fully equipped kitchen, with appliances, cooking equipment/utensils and dining sets. Two double bedrooms (both with double beds), main bathroom, and downstairs WC.

Bills (Gas, Electric and Water) can be included for an additional £160.00pcm on top of the monthly rent.

Available now - perfect for professional sharers or a couple!

This property is beautiful and certainly not one to be missed - Call Comfort Estates now to book your viewing appointment.

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Derby Road

Nottingham, Nottingham

| Two Double Bedrooms | Beautifully Decorated | Virtual Tour Available | Fully Furnished | Duplex Apartment | Available Now | Fantastic City Centre Location | Bathroom & Downstairs WC | Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Duplex Apartment
- Modern Fitted Kitchen
- Gas Central Heating
- Appliances Included
- Original Features
- City Centre Location
- Two Double Bedrooms
- Fully Furnished
- Available Now



Entrance

16' 8" x 2' 11" (5.08m x 0.89m)

Enter via a secure courtyard and up cast irons stairs to your own private entrance into a welcoming hallway with stylish tiled flooring, and coat hanging space.

Kitchen

13' 8" x 7' 8" (4.17m x 2.33m)

A large fully fitted and beautifully designed kitchen with a range of high gloss, white storage units with rose gold fittings, stylish tiled splashback and neutral walls. There is also a breakfast bar eating area. High-end appliances include; oven, hob, built-in microwave, washing machine, fridge, and dishwasher. Also included are a kettle, toaster, cutlery, crockery, glassware, pots and pans, oven trays, utensils and kitchen knives.

Lounge/Diner

12' 11" x 11' 3" (3.93m x 3.43m)

A beautiful open planned lounge and dining area with dual windows to the front aspect overlooking the City and offering plenty of light. The room is modern but benefits from sympathetic touches to its origins, having a beautiful centrepiece fireplace and ceiling roses. Furnished with stylish sofa bed and armchair, coffee table, dining table, chairs and TV.

WC

4' 7" x 2' 10" (1.39m x 0.87m)

Off the lounge and under the stairs is a useful WC.



Bedroom 1

11' 0" x 10' 10" (3.35m x 3.30m)

Upstairs and off the landing is the first of two double bedrooms. Please note - this room is now fitted with a double bed. There is a beautiful feature stained window above the door, original fireplace, neutral walls, wooden flooring and built-in shelving. The room is furnished with double bed, bedside table, mirror and stunning wardrobe.

Bedroom 2

11' 7" x 9' 1" (3.52m x 2.78m)

Once again this room has an abundance of original features, with a stained glass window and feature fireplace. The room is decorated with neutral walls, laminate flooring, and large windows to the front aspect. It is furnished with a double bed, wardrobe, mirror and bedside table.

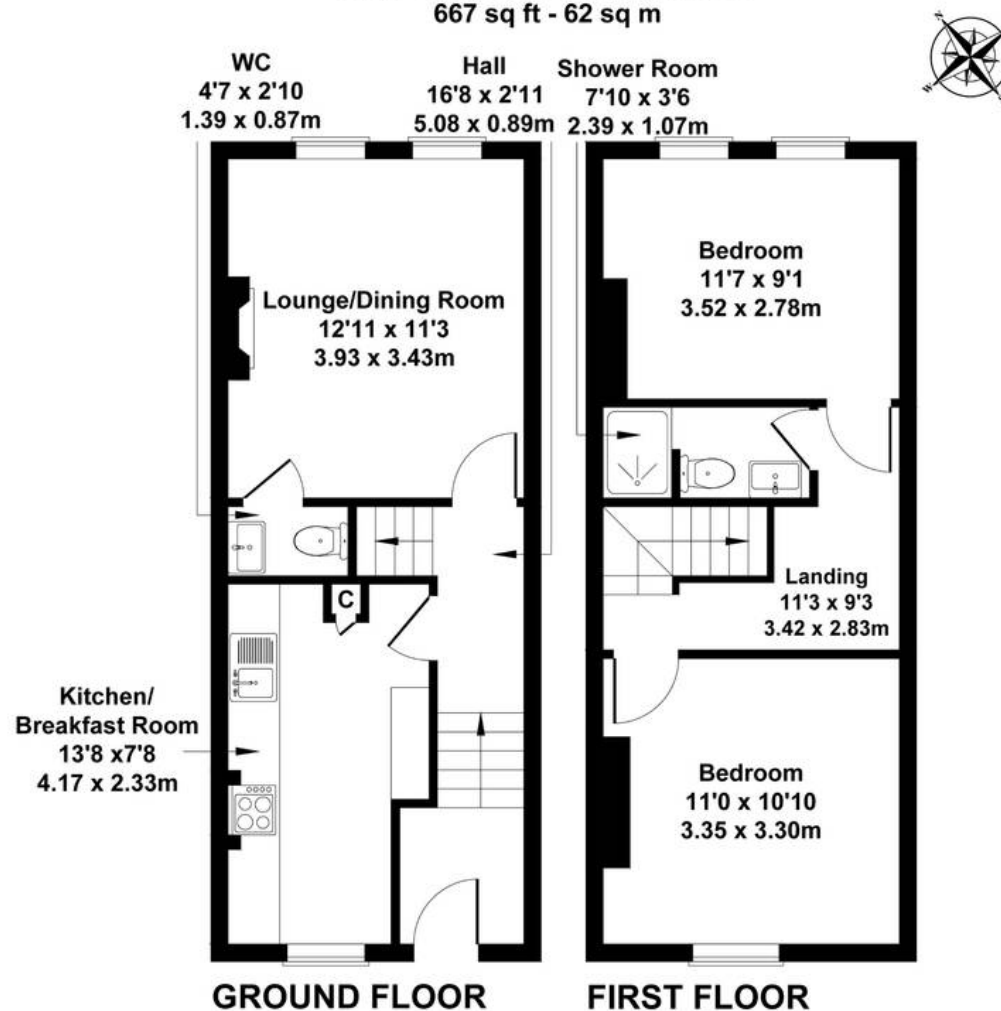
Bathroom

7' 10" x 3' 6" (2.39m x 1.07m)

A lovely modern bathroom, with stylish tiled flooring, walk-in shower with rain shower, and white bathroom suite.



Approximate Gross Internal Area
667 sq ft - 62 sq m



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



Comfort Estates

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