



Lexington Place, Plumptre Street
£1,450 PCM

 **Comfort**
Estates



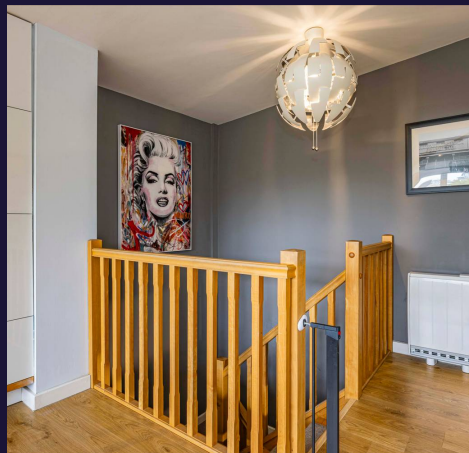
Lexington Place

Plumpton Street, Nottingham

Comfort Estates are delighted to present this stunning fully furnished duplex apartment, ideally located within the popular Lexington Place development and just a short walk from Nottingham City Centre.

Finished to a modern standard throughout, this spacious property offers stylish and well-planned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hallway with useful under stairs storage, a generous principal bedroom with a contemporary en-suite shower room, a further double bedroom and a modern family bathroom.

Occupying the upper floor is the heart of the home: an impressive open-plan living, dining and kitchen area. Beautifully furnished and designed for modern living, the space benefits from extensive built-in storage, a breakfast bar seating area and a fully equipped kitchen, making it ideal for both relaxing and entertaining.





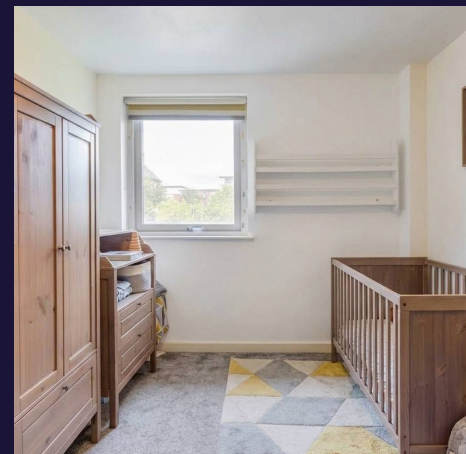
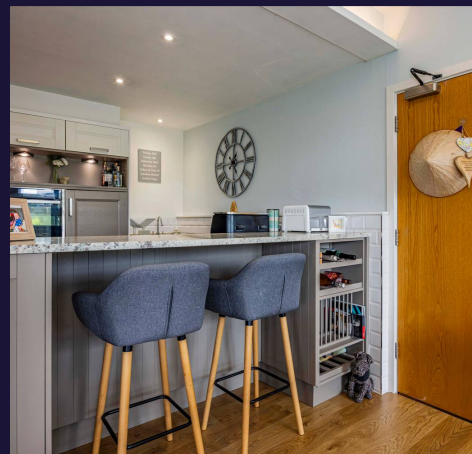
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Plumpton Street, Nottingham

The property is offered fully furnished and further benefits from an allocated secure parking space.

Lexington Place is perfectly positioned within walking distance of Nottingham City Centre, providing easy access to an excellent range of shops, cafés, bars and restaurants. Nottingham Train Station is also within walking distance, while nearby tram stops and regular bus routes offer convenient transport links throughout the city and beyond.

Available from 14th September, this fantastic apartment would be ideally suited to a professional couple, small family or professional sharers seeking modern city living in a highly convenient location. Early viewing is highly recommended.





Entrance/Hallway

Upon entering the apartment, you are welcomed into a stylish entrance hallway with stairs leading to the upper floor. The space benefits from useful under-stair storage, including fitted cabinets and countertop space, providing excellent storage solutions. There is also room for an additional appliance, such as a tumble dryer, if required. Finished in a contemporary style with grey décor, tiled flooring and wooden staircase with carpeted stairs, the hallway creates a practical and inviting first impression of the property.

Bathroom

Located on the ground floor, the main bathroom is beautifully presented in a modern style with contemporary grey tiling throughout. The suite comprises a bath with shower over, wash hand basin, WC and a heated towel rail. Practical storage cabinets provide useful space for toiletries and household essentials, while recessed spotlights enhance the bright and stylish finish of the room.

Main Bedroom

13' 10" x 12' 11" (4.21m x 3.94m)

A generous and well-proportioned double bedroom, beautifully presented with neutral décor and fitted carpeting throughout. The room is furnished with a bed featuring built-in storage within the headboard and beneath the frame, complemented by two bedside tables, two drawer units and large mirrored wardrobes, providing excellent storage space. A Juliet balcony allows an abundance of natural light to flood the room, creating a bright and airy atmosphere. The bedroom further benefits from a modern en-suite bathroom, adding both convenience and privacy.



En-suite

The contemporary en-suite shower room is finished to a high standard and features a spacious step-in shower with a rainfall shower head and glass shower screen. Stylish grey aqua panelling surrounds the shower area, complemented by modern laminate flooring throughout. The suite is completed by a modern navy-blue vanity unit incorporating a wash hand basin, along with a matching WC and additional built-in storage cabinets, creating a practical yet elegant space.

Second Bedroom

15' 3" x 9' 1" (4.66m x 2.76m)

A bright and spacious further bedroom, well presented with neutral décor and fitted carpeting throughout. The room comes furnished with a large wardrobe, providing ample storage space. The landlord is happy to provide a bed upon request, offering flexibility to suit a tenant's individual needs. Generously sized and versatile, this room would make an ideal bedroom, guest room or home office.



Kitchen

11' 2" x 9' 6" (3.40m x 2.90m)

A stylish and contemporary kitchen thoughtfully designed to create a sociable open-plan living space. A feature wall has been opened through to the lounge/diner, with a breakfast bar and two breakfast stools providing the perfect spot for casual dining. The kitchen offers an excellent range of storage units and is well equipped with a freestanding fridge freezer, additional integrated freezer, washing machine, dishwasher, electric hob, oven, integrated microwave, and a sink with drainer. Modern and practical throughout, this well-appointed kitchen combines ample workspace with a bright and modern layout.

Lounge/Diner

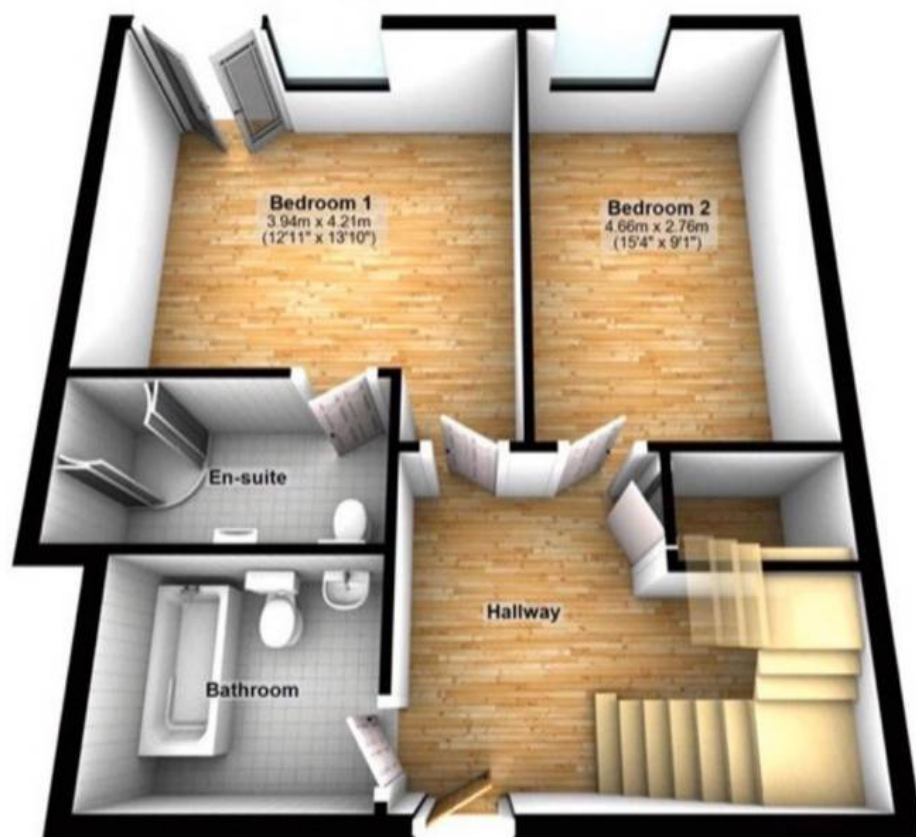
23' 2" x 14' 8" (7.07m x 4.47m)

Located on the second floor and forming the heart of the apartment, this impressive open-plan living and dining space offers a bright and sociable environment, perfect for relaxing and entertaining. The room benefits from extensive built-in storage and cabinetry along the media wall, complete with a large TV, while additional fitted storage on the opposite side provides excellent practicality. A striking feature light fitting above the stairwell adds character and creates a stylish focal point within the space. The room is well furnished with a large sofa, dining table and chairs, two breakfast bar stools and two rugs, providing a comfortable and welcoming setting for modern living.



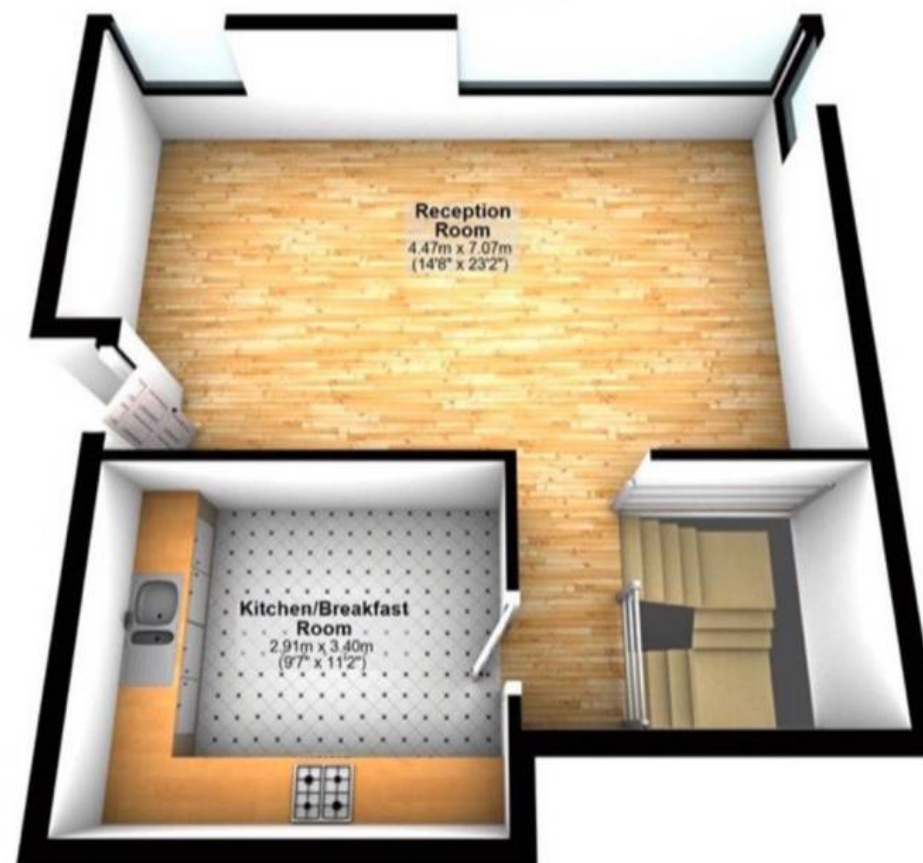
Fifth Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Sixth Floor

Approx. 48.0 sq. metres (516.6 sq. feet)





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