

Apt 2, Holly Lodge Julian Road, West Bridgford

£825 PCM

Comfort Estates









Holly Lodge

Julian Road, Nottingham

Fantastic one-bedroom, unfurnished apartment located in the sought-after area of Lady Bay.

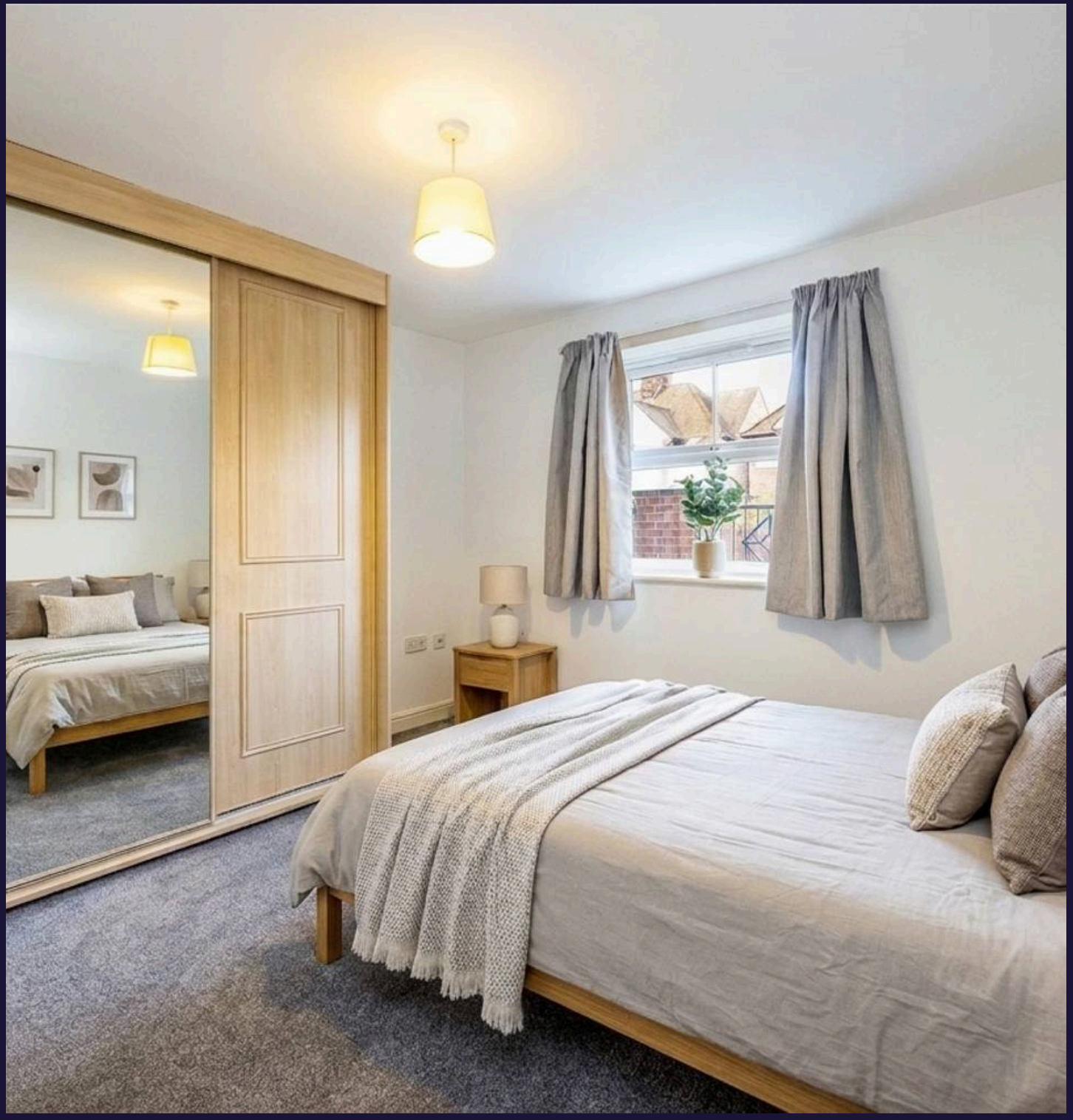
Situated on the ground floor, the apartment briefly comprises a double bedroom with built-in wardrobe, bathroom with shower over the bath, entrance hallway with storage cupboard, fitted kitchen with appliances, and a bright living and dining area complete with patio doors. UPVC double-glazed windows have been fitted throughout.

The property further benefits from an allocated parking space, well-maintained communal gardens, and a secure bike store.

Just a short walk away is The Hook, offering a pleasant riverside walk along the River Trent towards Holme Pierrepont and the National Water Sports Centre. Central Avenue is also within easy walking distance, providing local amenities, parks, and bus routes.

Available 8th January 2027, this apartment is ideally suited to a single professional. Enquire today to arrange a viewing.

Please note: The property is let unfurnished. Furniture shown within the marketing photographs has been digitally added for illustrative purposes only.



Kitchen
10' 4" x 5' 10" (3.14m x 1.77m)
A fitted kitchen offering a range of wall and base units, providing ample storage and workspace. The kitchen is equipped with a freestanding fridge/freezer, an integrated electric hob, an oven, an extractor fan, and a washing machine, whilst colourful wall tiling and neutral floor tiles create a practical and welcoming environment.

Lounge/Diner
17' 0" x 10' 5" (5.17m x 3.18m)
A spacious and inviting living room accessed via an archway from the kitchen, creating a natural flow between the living spaces. Benefiting from a large window and patio doors, the room enjoys an abundance of natural light and direct access to the outside, making it an ideal space for both relaxing and entertaining.

Bedroom
11' 1" x 10' 5" (3.38m x 3.18m)
A generously sized double bedroom featuring a built-in mirrored wardrobe, providing excellent storage whilst enhancing the sense of space. The room offers comfortable accommodation and enjoys plenty of natural light from the large window.



Bedroom
11' 1" x 10' 5" (3.38m x 3.18m)
A generously sized double bedroom featuring a built-in mirrored wardrobe, providing excellent storage whilst enhancing the sense of space. The room offers comfortable accommodation and enjoys plenty of natural light from the large window.

Bathroom
10' 5" x 5' 7" (3.18m x 1.69m)
A bright and well-presented bathroom comprising a bath with a shower over, a wash basin, WC, wall-mounted mirror with lighting, and a towel rail. Finished in neutral tones, the space offers both practicality and comfort.

Hallway/entrance
A welcoming entrance hallway providing access to all rooms within the property. The space benefits from a useful built-in storage cupboard, offering valuable additional storage for everyday household items.

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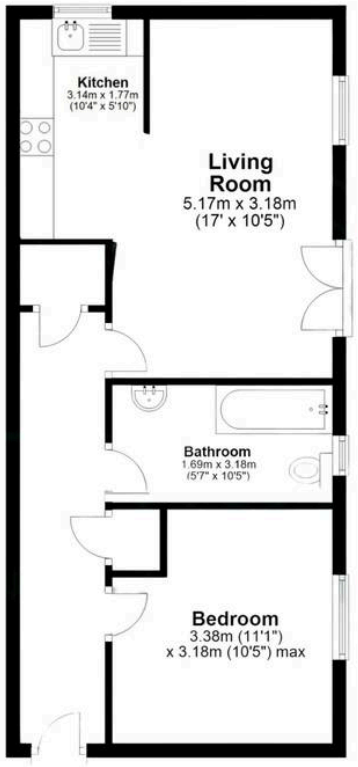
Ground Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 46.9 sq. metres (505.2 sq. feet)

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Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk



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