



Ropewalk Court Derby Road, Nottingham
£995 pcm

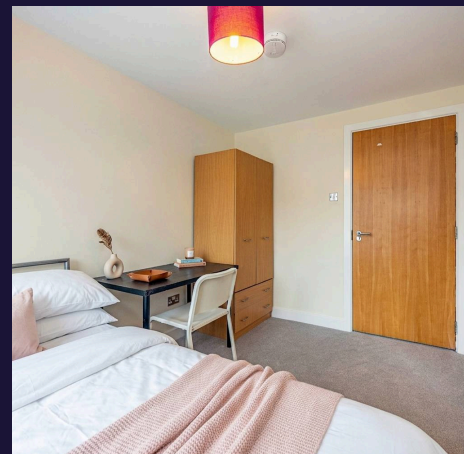
Ropewalk Court, Derby Road

Nottingham

A well-presented and spacious two-bedroom apartment located within the popular Ropewalk Court development on Derby Road, ideally positioned within walking distance of Nottingham City Centre and its wide range of shops, restaurants, bars, cafés and local amenities.

Offered fully furnished and recently repainted throughout, the apartment comprises two generous double bedrooms, both benefiting from newly fitted neutral carpets, a bright and spacious open-plan lounge, dining and kitchen area, and a modern bathroom which has recently been refurbished with new flooring and contemporary Aqua panelling. The fitted kitchen comes complete with appliances including an electric hob and oven, extractor fan, washer/dryer, fridge, freezer and microwave.

The living area offers direct access to a private balcony overlooking Derby Road, providing an ideal outdoor space to enjoy a morning coffee or unwind after a busy day.





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Further benefits include lift access within the building and an allocated parking space.

The property is perfectly suited to both professionals and students, offering easy access to Nottingham city centre, Nottingham Trent University, the University of Nottingham, Jubilee Campus and Clifton Campus. Excellent transport links are available nearby, while a range of convenience stores, cafés and other everyday amenities can be found just outside the development on Derby Road.

Available now. Early viewing is highly recommended.





Bedroom 1

11' 7" x 7' 9" (3.53m x 2.37m)

A spacious double bedroom, neutrally decorated throughout with freshly fitted neutral carpet and modern décor. The room benefits from a large window with fitted blind, allowing plenty of natural light, and features a built-in wardrobe providing excellent storage. Fully furnished with a bed and mattress, desk and chair and wall-mounted mirror creating a comfortable and practical living space.

Bedroom 2

11' 7" x 7' 9" (3.53m x 2.36m)

Another spacious double bedroom, neutrally decorated throughout with new neutral carpeting. The room benefits from a large window with fitted blind, allowing plenty of natural light, and is furnished with a bed and mattress, desk and chair, wardrobe, and wall-mounted mirror. Offering ample space and a comfortable layout, this room provides an ideal environment for both relaxing and studying.

Lounge/Diner

20' 2" x 10' 2" (6.15m x 3.10m)

A bright and spacious open-plan lounge/dining area, neutrally decorated throughout with laminate flooring and contemporary furnishings. The room benefits from a large window and patio doors leading onto a private balcony, allowing plenty of natural light to flood the space. Fully furnished with two sofas, a coffee table, rug, TV unit, and dining table with chairs, it provides an ideal setting for both relaxing and entertaining. Floor-length curtains are fitted to both the window and patio doors, adding a stylish finishing touch to this welcoming living area.



Kitchen

9' 11" x 7' 0" (3.02m x 2.14m)

A modern kitchen, neutrally decorated throughout and fitted with a range of wood-effect wall and base units, providing ample storage space. The kitchen comes well equipped with an electric hob and oven, extractor fan, under-counter washer/dryer, under-counter fridge & freezer and microwave. Generous worktop space ensures practicality for everyday cooking and meal preparation.

Bathroom

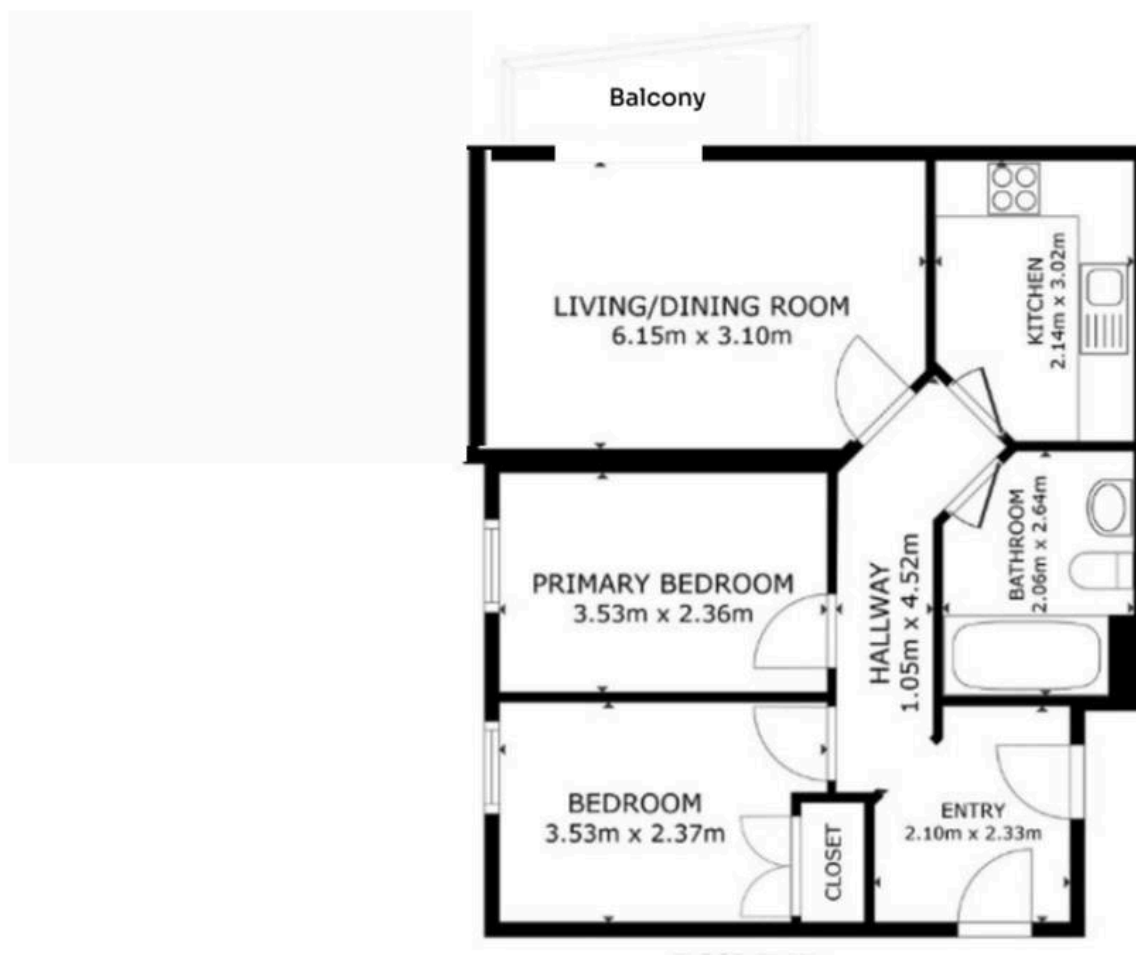
8' 8" x 6' 9" (2.64m x 2.06m)

The property benefits from a recently refurbished bathroom, neutrally decorated throughout and finished with stylish grey laminate effect flooring. Featuring contemporary Aqua panelling around the bath and shower area, the suite comprises a bath with shower over, wash basin and WC. Additional features include a shelving unit for storage, a heated towel rail, and a wall-mounted mirror, creating a modern and practical space.

Hallway/entrance

13' 11" x 3' 5" (4.25m x 1.05m)

Entered via a welcoming entrance hallway, neutrally decorated throughout with laminate flooring. The hallway provides access to all rooms within the apartment and benefits from a useful storage cupboard housing the hot water cylinder, whilst also offering additional storage space for household items. Entrance - 2.33 x 2.10 m². Hallway - 4.52 x 1.05 m².



Measurements are approximate for marketing purposes.



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