



Park Heights, The Ropewalk, Nottingham  
£1,450 pcm





## Park Heights

Comfort Estates are delighted to present this beautifully furnished two-bedroom apartment, ideally situated on The Ropewalk with a private balcony offering far-reaching views across The Park Estate.

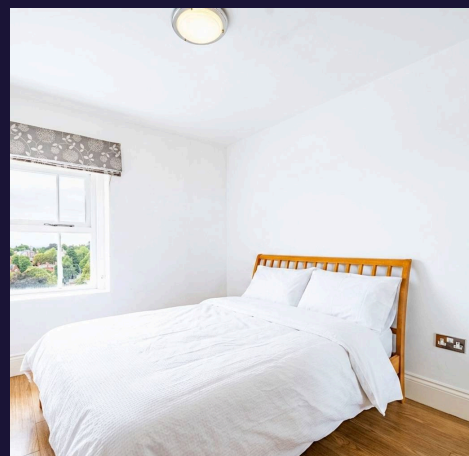
The property is perfectly positioned within easy reach of Nottingham City Centre, the QMC and both Nottingham universities, with a wide range of shops, cafés, restaurants and local amenities nearby. Nottingham Train Station is also within walking distance, alongside excellent bus and road links throughout the city.

On entering the apartment, a welcoming hallway provides access to the spacious open-plan living accommodation. The contemporary fitted kitchen includes integrated appliances and opens into a bright and generously proportioned lounge, with bi-folding doors leading directly onto the private balcony.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The principal bedroom also features a modern en-suite bathroom, while a separate contemporary shower room serves the second bedroom and guests.

Further benefits include underfloor heating, double glazing and parking available at an additional cost of £50pcm.

Available 11th September 2026 - Early viewing is highly recommended!





### Entrance Hall

A welcoming entrance hallway providing access to both bedrooms, the bathroom and the open-plan living accommodation, with wood-effect flooring and neutral décor continuing throughout.

### Kitchen

9' 10" x 13' 1" (3.00m x 4.00m)

A contemporary fitted kitchen with a range of light wood-effect wall and base units, contrasting dark work surfaces and mirrored splashbacks. Appliances include an integrated electric oven and hob with extractor hood above, dishwasher and freestanding fridge freezer. A breakfast bar provides additional worktop space and an informal dining area.

### Lounge

14' 5" x 15' 4" (4.39m x 4.67m)

An exceptionally spacious and bright open-plan living area with wood-effect flooring and plenty of room for both lounge and dining furniture. Furnished with two leather sofas, the room benefits from an impressive wall of glazed bi-folding doors opening directly onto the private balcony and providing far-reaching views across The Park Estate.

### Bedroom 1

13' 0" x 9' 5" (3.95m x 2.86m)

A well-proportioned double bedroom with wood-effect flooring, neutral décor and a large window offering attractive far-reaching views. Furnished with a wooden double bed and benefiting from built-in wardrobes providing useful storage, alongside access to a private en-suite bathroom.





### Bedroom 2

11' 9" x 9' 4" (3.57m x 2.85m)

A further generously proportioned double bedroom with neutral décor, wood-effect flooring and built-in wardrobes, offering plenty of space for additional bedroom furniture or a home-working area.

### Bathroom

5' 6" x 4' 10" (1.68m x 1.48m)

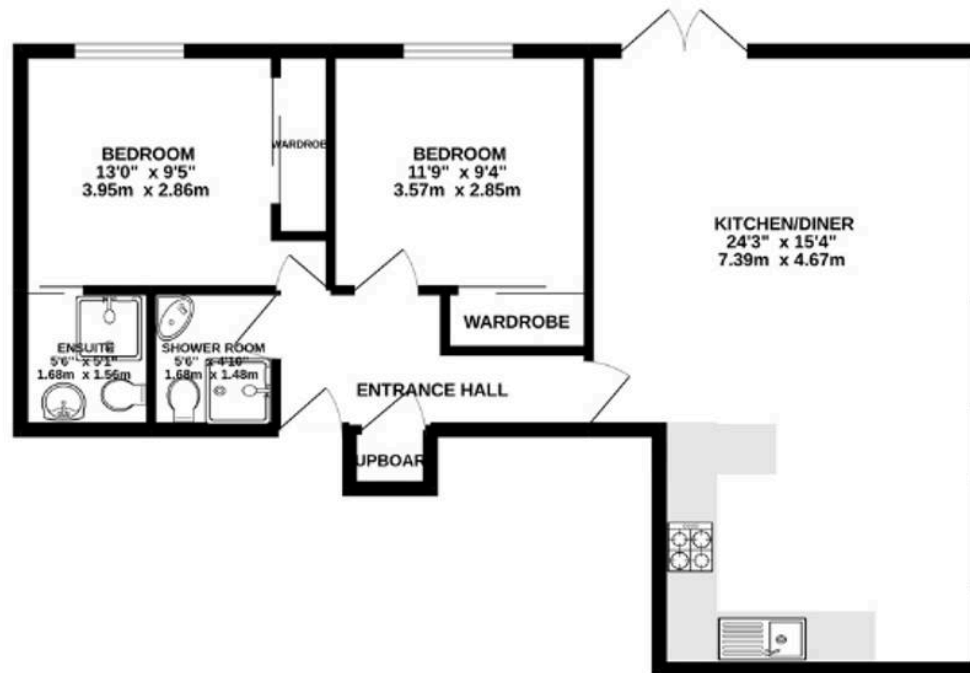
A sleek and contemporary shower room comprising a glazed shower enclosure, WC and pedestal wash hand basin, finished with grey tiling, a large fitted mirror and chrome heated towel rail.

### En-suite

5' 6" x 5' 1" (1.68m x 1.56m)

A modern en-suite bathroom comprising a fitted shower enclosure, WC and pedestal wash hand basin, complemented by contemporary grey tiling, a large wall-mounted mirror and chrome heated towel rail.

GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyTape 03/22

# Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)





## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)