



Flat 1, Sedgley Avenue, Nottingham
£925 pcm

 **Comfort**
Estates



Flat 1

Sedgley Avenue, Nottingham

Comfort Estates are delighted to present this beautifully appointed one-bedroom ground floor apartment, ideally located just a short walk from Nottingham City Centre, Hockley and the Lace Market.

Combining contemporary finishes with character features, this stylish home offers the perfect blend of modern living and industrial charm.

In brief, the property comprises an entrance hallway, a spacious open-plan kitchen, dining and living area with integrated appliances, a generous double bedroom and a stunning double-height bathroom featuring a walk-in double shower, twin wash hand basins and exposed brickwork. The property is offered fully furnished and further benefits from secure gated allocated parking.

Fast-speed WiFi broadband is provided by the landlord at an additional cost of £23pcm.

Available from 20th August, call Comfort Estates today to arrange your viewing and avoid disappointment!





Entrance Hall

5' 5" x 4' 0" (1.64m x 1.23m)

Enter via the contemporary black aluminium front door into the welcoming entrance hallway, providing access to the open-plan kitchen, dining and living space, as well as the bathroom. Finished with wooden flooring, a useful cupboard housing the gas boiler and a single ceiling light fitting, the hallway offers a bright and practical entrance to the property.

Open Plan Living Space

15' 0" x 14' 6" (4.58m x 4.42m)

A stunning open-plan kitchen, dining and living space, thoughtfully designed for modern living and entertaining. The contemporary matt black kitchen is complemented by striking black feature splash-back tiles and offers a range of integrated appliances, including an oven, dishwasher, washing machine and fridge freezer. The living area is furnished with an L-shaped sofa, coffee table, footstool and four bar stools to the breakfast bar, creating a comfortable and sociable space. Finished with stylish pendant lighting, wooden flooring and a contemporary column radiator, this bright and inviting room is the heart of the home.



Bedroom

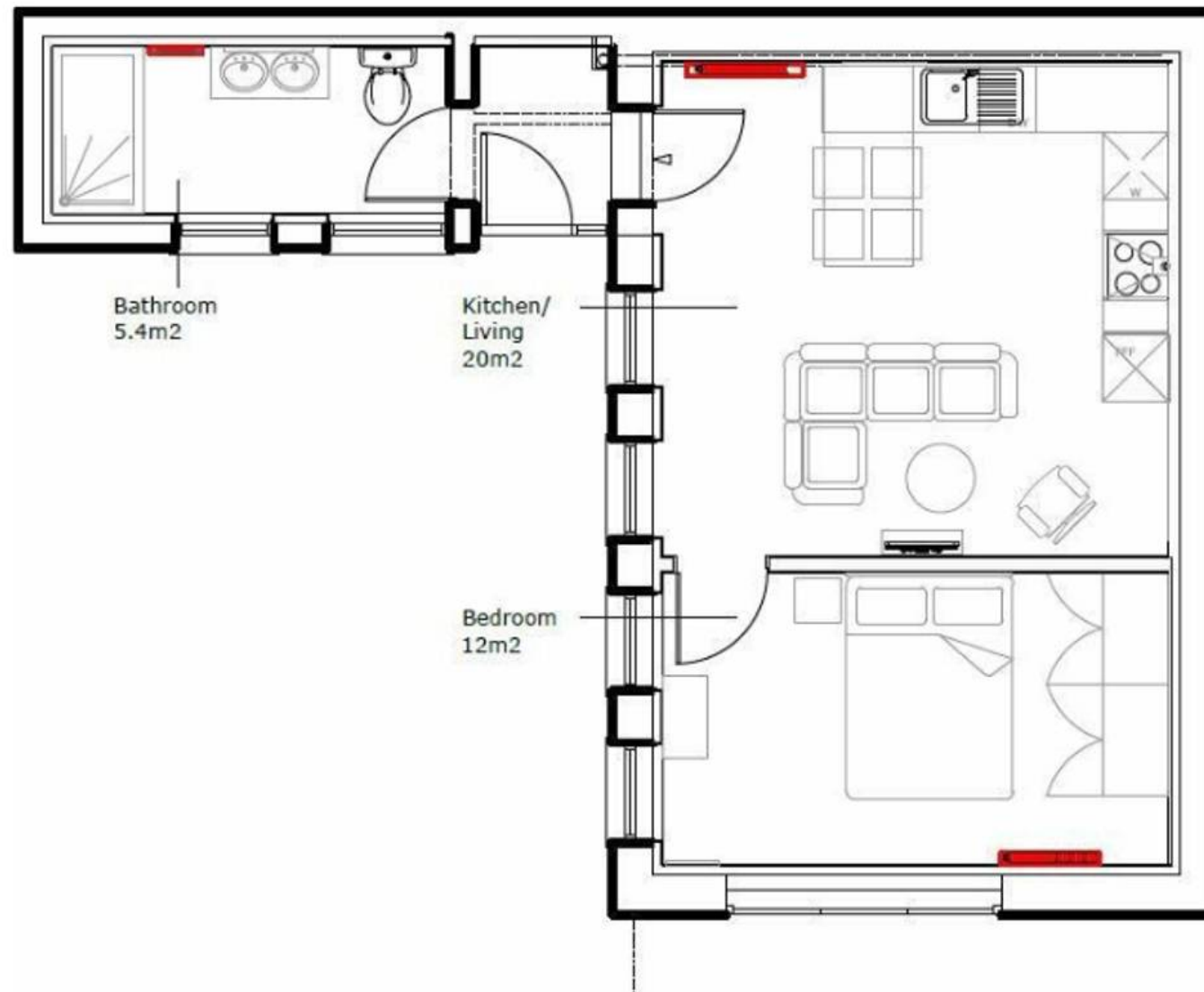
15' 0" x 8' 7" (4.56m x 2.62m)

A beautifully presented double bedroom featuring a striking exposed brick feature wall, complemented by crisp white décor and wood flooring. The room benefits from a uPVC double glazed window to the front aspect, a traditional radiator and a stylish feature light fitting. Furnished with a double bed, bedside table and double wardrobe, this inviting space offers both comfort and character.

Bathroom

11' 8" x 4' 11" (3.56m x 1.50m)

An exceptional double-height bathroom that is undoubtedly the standout feature of the apartment. Beautifully designed, it boasts a spacious walk-in double shower, twin freestanding wash hand basins, a striking Velux window, stylish feature tiling and exposed brickwork that perfectly blends contemporary design with the building's original character. A truly unique and impressive space that offers a luxurious, boutique hotel feel.





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