



Promenade, Nottingham  
£785 pcm

 **Comfort**  
Estates



## Flat 1

Promenade, Nottingham

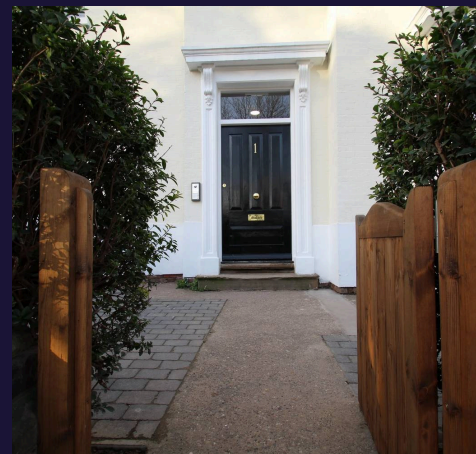
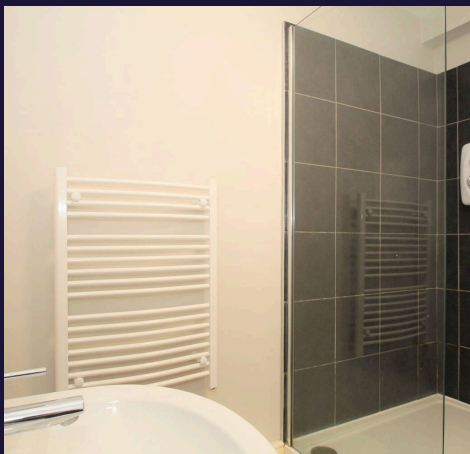
Comfort Estates are delighted to present this beautifully renovated one-bedroom ground floor apartment, forming part of an exciting Grade II Listed development.

Ideally located just a short walk from Hockley and Nottingham City Centre, the property enjoys easy access to a wide range of shops, restaurants, bars and excellent transport links.

The apartment offers a bright open-plan kitchen, living and dining space overlooking the park, a spacious double bedroom with en-suite shower room, and a fitted kitchen complete with ample storage. Residents also benefit from access to a south-facing communal front garden, ideal for enjoying the sunshine and green surroundings.

Finished to a high standard throughout, this stylish apartment is perfectly suited to professionals seeking character and convenience in a central location.

Contact Comfort Estates today to arrange your viewing.





### **Kitchen/Lounge**

16' 1" x 14' 9" (4.89m x 4.49m)

A bright and spacious open-plan kitchen, living and dining area overlooking the park, finished with neutral décor and a large sash window to the front aspect. The fitted kitchen offers a range of cream wall and base units with wood-effect worktops, integrated oven, electric hob with extractor over, and stainless steel sink with mixer tap.

### **Entrance Hallway**

Entrance hallway providing access to the open-plan kitchen/living area and the remainder of the apartment, with electric heating and intercom entry system.

### **Bedroom**

11' 8" x 7' 8" (3.55m x 2.33m)

A well-proportioned carpeted bedroom accessed via the living space, benefiting from neutral décor and a window overlooking the rear of the property. The room also enjoys the added benefit of a private en-suite shower room.

### **Bathroom**

7' 10" x 6' 8" (2.39m x 2.02m)

A well proportioned bathroom with large low profile walk-in shower, ceramic tile surround, electric shower, wash hand basin, WC, extractor fan and white heated towel rail.

