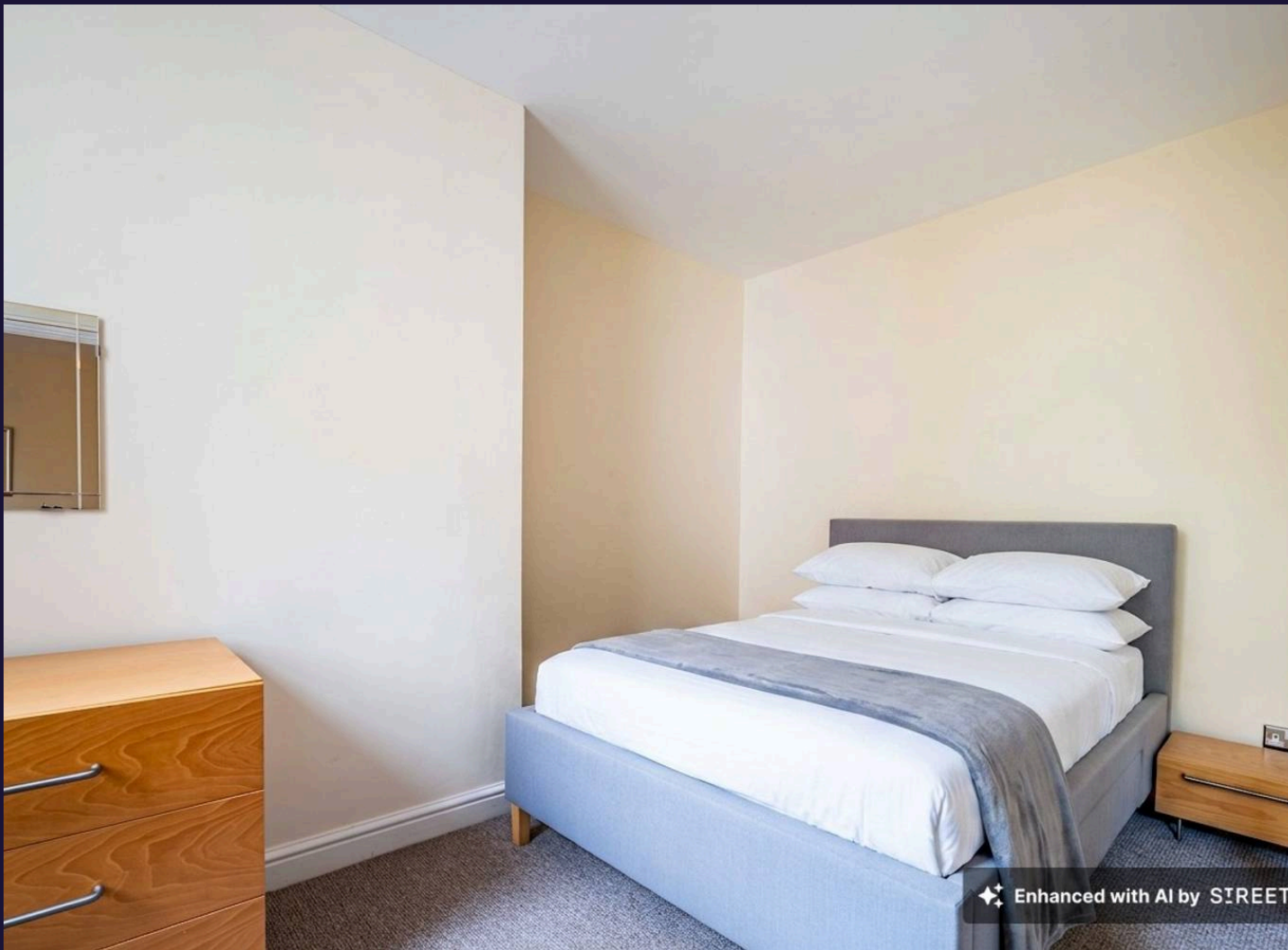




Clarendon Street, Nottingham
£1,050 pcm

 **Comfort**
Estates



Clarendon House

Clarendon Street, Nottingham

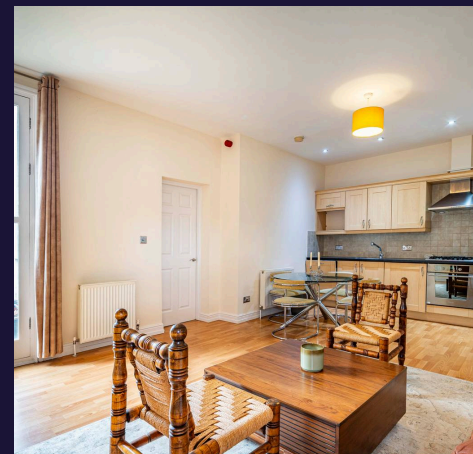
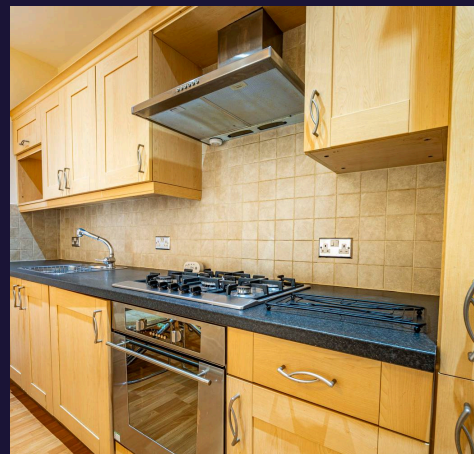
Comfort Estates are delighted to present this well-proportioned two-bedroom apartment, ideally suited to professionals seeking modern, low-maintenance living.

The apartment opens into a spacious open-plan kitchen, living and dining area filled with natural light, with double doors leading directly onto a well-maintained communal garden. The fitted kitchen offers integrated appliances and ample storage.

The property offers a generous primary double bedroom, alongside a versatile second room ideal as a home office, nursery or dressing room. The bathroom comprises a full-sized bath with overhead shower, wash basin and WC.

Further benefits include secure gated allocated parking, communal outdoor space and neutral décor throughout.

Ideally positioned on Clarendon Street, the apartment is within walking distance of Nottingham City Centre, Nottingham Trent University, excellent tram links and the green open space of the Arboretum, with a wide range of shops, restaurants and leisure amenities close by.





Kitchen/Lounge/Diner

21' 2" x 14' 6" (6.45m x 4.41m)

The apartment opens directly into a spacious open-plan kitchen, living and dining area, creating an immediate sense of space. The room benefits from double doors leading directly out onto a well-maintained communal garden, enhancing the bright and airy feel. The fitted kitchen offers a range of wall and base units, generous worktop space and integrated appliances including oven, gas hob with extractor, washing machine, dishwasher and fridge freezer. The living area is furnished with a leather sofa, coffee table, two accent chairs, floor lamp, rug and wall mirror, while the dining area includes a glass dining table with four chairs.

Bedroom 1

14' 0" x 7' 6" (4.26m x 2.28m)

A well-proportioned double bedroom offering a comfortable and relaxing space, complete with built-in storage. Furnished with a double bed and mattress, bedside tables and a chest of drawers.

Bedroom 2

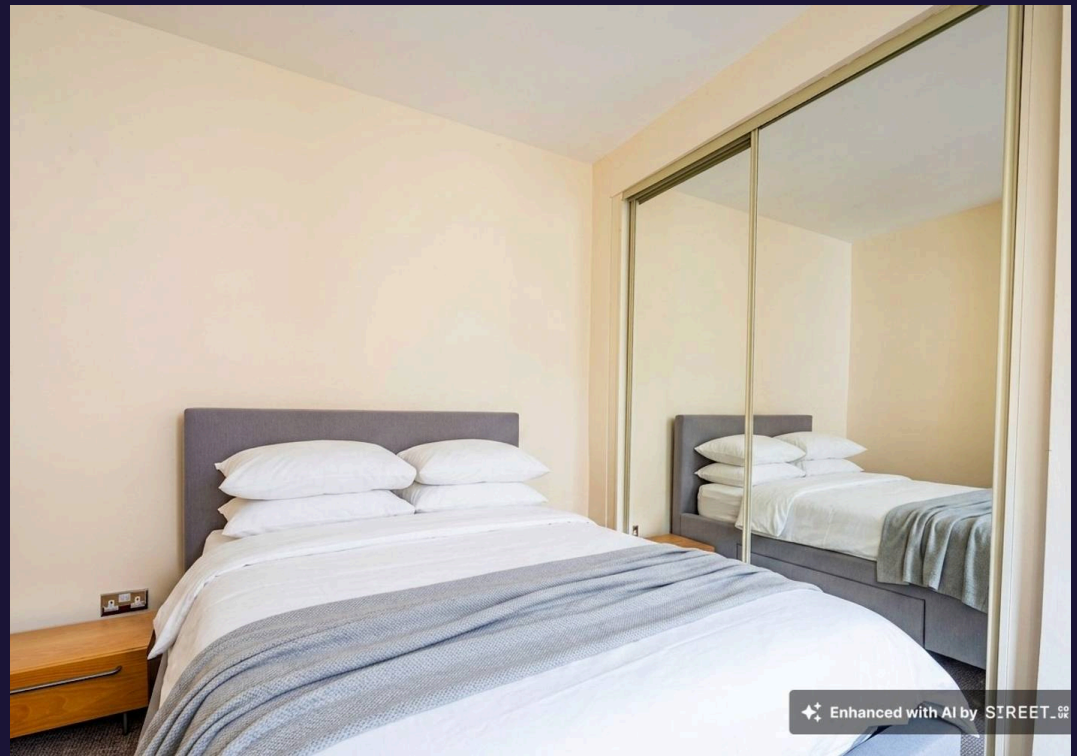
9' 6" x 8' 9" (2.89m x 2.66m)

A smaller, versatile room best suited as a home office, nursery or dressing room. While more compact in size, it offers a practical and functional space with built-in storage, making it ideal for those working from home or in need of additional flexible space. Currently furnished with a desk and accent chair.

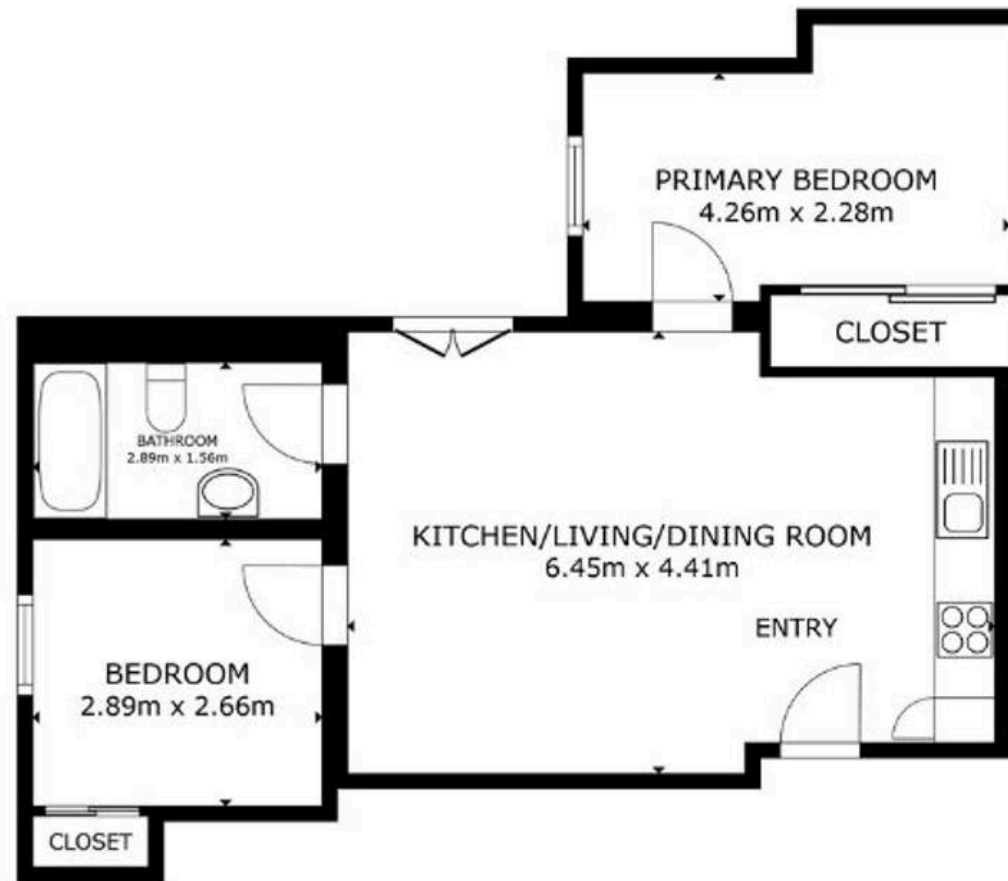
Bathroom

9' 6" x 5' 3" (2.89m x 1.59m)

Modern bathroom suite comprising a full-sized bath with overhead shower, wash basin and WC, complemented by a mirrored cabinet and contemporary tiling.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B	83	83	(81-91)	B	86	86
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 54.3 m²
TOTAL : 54.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

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