



Ropewalk Court Derby Road, Nottingham  
£125,000

 **Comfort**  
Estates



## 89 Ropewalk Court Derby Road

Nottingham, Nottingham

Prepare to be impressed by this well presented two-bedroom apartment, ideally situated on the outskirts of the prestigious Park Estate. Perfect for first-time buyers or buy-to-let investors, this has been tastefully redecorated throughout, offering a fresh and clean feel from the moment you step inside. 2 double bedrooms, both filled with natural light and providing ample space. The heart of the home is the inviting lounge and dining area, which seamlessly connects to the balcony creating a great space for entertaining or unwinding after a busy day. The recently refurbished bathroom boasts a sleek finish, ensuring a sense of comfort. With vacant possession and no upward chain, this property is ready for you to move straight in and make it your own.

A real highlight of the apartment is your own private balcony, accessed directly from the lounge, and enjoy the vibrant outlook over Derby Road and down towards the city centre. Residents also benefit from a secure, gated car park, providing peace of mind and convenience for those with a vehicle. The apartment's location places you just moments from the excellent amenities of Derby Road, including shops, cafes, and public transport links, while Nottingham city centre is only a short stroll away. Whether you're seeking a smart city base or a fantastic investment opportunity, this apartment must be viewed to be fully appreciated.





## Ropewalk Court Derby Road

Nottingham, Nottingham

FIRST TIME BUYERS and BUY-TO-LET investors! A 2 double bedroom apartment with PRIVATE BALCONY. Only minutes away from the CITY CENTRE and direct access to the UON. No upward chain. Call or BOOK ONLINE  
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- On The Outskirts Of The Park Estate
- Ideal For First Time Buyers And Buy To Let Investors
- Two Double Bedrooms
- Private Balcony
- Redecorated Throughout
- Close To Derby Road Amenities And A Short Walk To The City Centre
- Refurbished Bathroom
- Private Gated Car Park
- Available Now With Vacant Possession And No Upward Chain



**Hallway/Entrance** - 18' 10" x 8' 1" (5.74m x 2.47m)

Upon entering the property there is a spacious hallway leading to all of the rooms. Freshly painted and neutrally decorated throughout.

**Bedroom 1** - 11' 11" x 7' 9" (3.63m x 2.37m)

Spacious double bedroom featuring a built-in wardrobe, complete with bed, mattress and chest of drawers. Neutrally decorated throughout for a clean and modern finish.

**Bedroom 2** - 12' 0" x 7' 10" (3.65m x 2.40m)

A further spacious double bedroom decorated in neutral tones and complete with a bed, wardrobe and chest of drawers, offering a comfortable and relaxing space.

**Bathroom** - 8' 0" x 6' 8" (2.44m x 2.03m)

Bright and refurbished bathroom featuring a shower over bath, WC, wash basin with mirror, and a heated towel rail.

**Lounge/Dining Room** - 15' 9" x 9' 10" (4.80m x 3.00m)

Located at the end of the hallway, the lounge and dining area offers a comfortable space to relax and dine, complete with sofa's, coffee table, TV stand, dining table and chairs. This bright room also benefits from access to a private balcony, perfect for enjoying some fresh air.

**Kitchen** - 9' 10" x 6' 8" (2.99m x 2.02m)

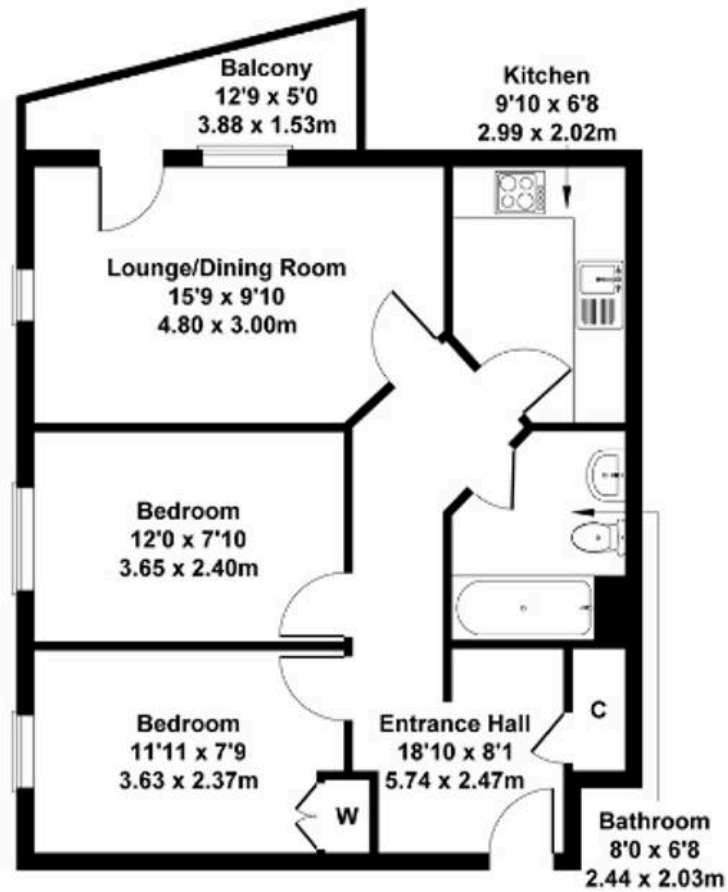
This well-presented kitchen comes fully equipped with an oven and hob, washing machine, dishwasher and microwave. Offering plenty of cabinet and worktop space, it provides a practical and functional layout ideal for everyday cooking and storage.



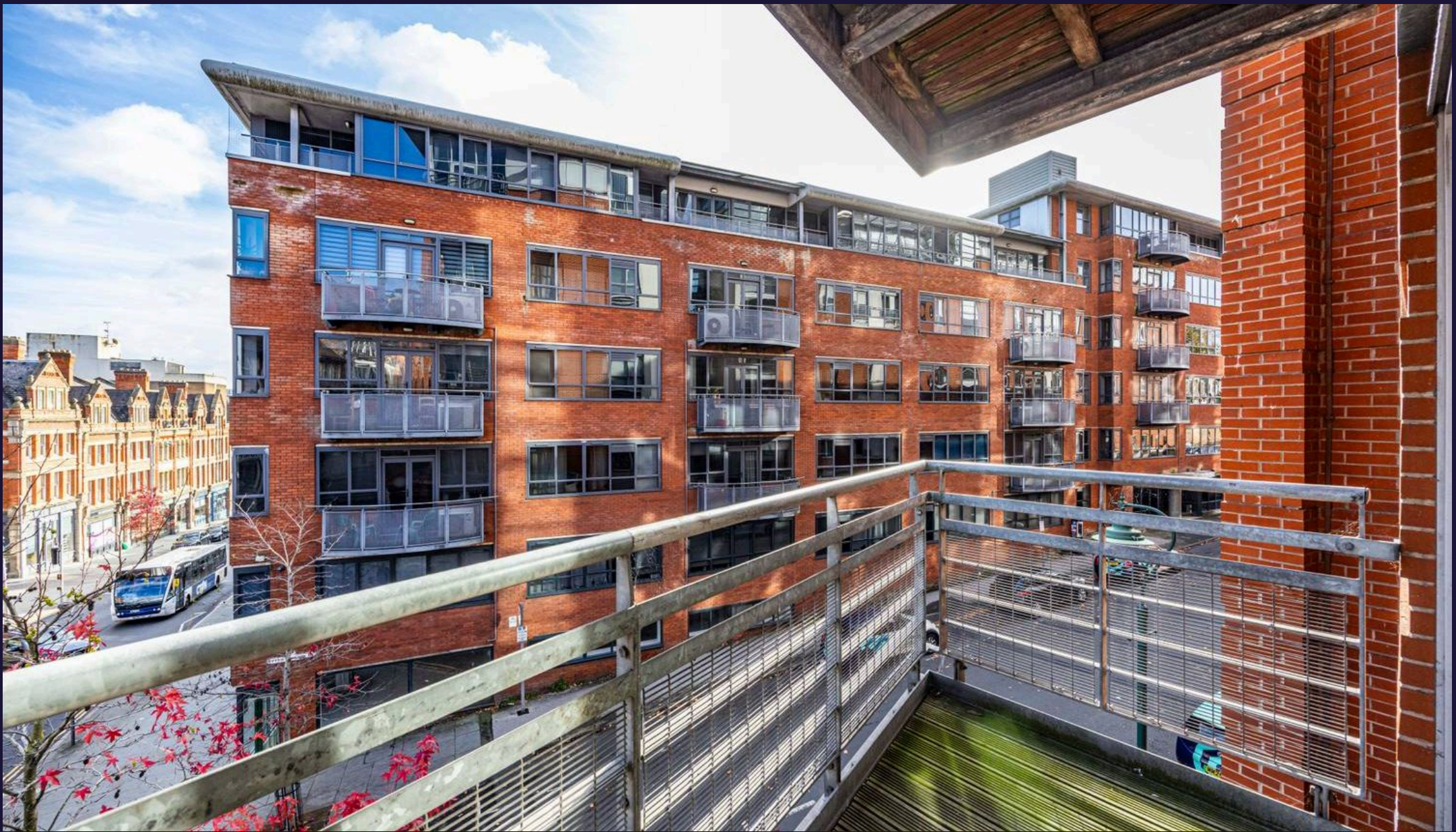


# Comfort Estates

Approximate Gross Internal Area  
592 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)