



Park Terrace, Nottingham
£1,595 pcm



Park Terrace

Nottingham

A fantastic two-bedroom, unfurnished apartment located on the prestigious Park Terrace within Nottingham's highly sought-after Park Estate.

An exceptionally spacious two-bedroom apartment with a rare private balcony and elevated views across Nottingham's prestigious Park Estate, occupying a prime position on sought-after Park Terrace. This impressive unfurnished property combines generous proportions, high ceilings and character features with an enviable location just a short walk from Nottingham City Centre.

At the heart of the apartment is a substantial living room, featuring high ceilings, a decorative fireplace and attractive views across the Park Estate. Steps lead through to a generous dining area and modern fitted kitchen with integrated appliances, creating an excellent space for both everyday living and entertaining. French doors open directly from the dining area onto a rare private balcony, a particularly desirable feature within The Park Estate, providing private outdoor space and attractive elevated views across the surrounding Estate.

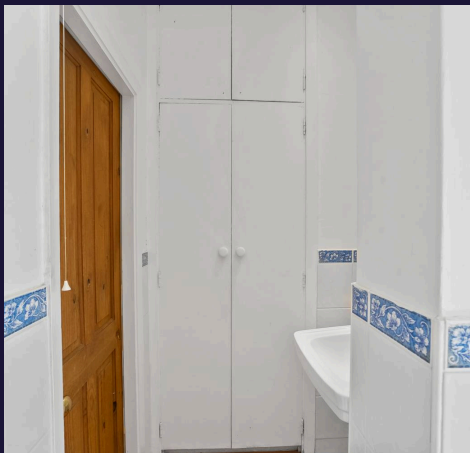




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Both bedrooms are exceptionally well proportioned doubles. The principal bedroom benefits from extensive built-in storage and a private en-suite shower room. The second bedroom also provides excellent built-in storage and would comfortably accommodate a substantial bedroom arrangement or provide an impressive home office/guest room. A separate shower room serves the remainder of the apartment, while extensive built-in cupboards and a useful utility/storage area provide additional storage. Further benefits include permit parking available via The Park Estate and a superb position within one of Nottingham's most distinctive and desirable residential areas. The historic Park Estate is renowned for its beautiful architecture, leafy surroundings and peaceful residential atmosphere, while Nottingham City Centre remains within easy walking distance. Nottingham Station, tram and bus connections, together with the city's restaurants, cafés, shops and leisure amenities, are all readily accessible.



Available now and offered unfurnished, this exceptional apartment would be ideally suited to professionals, a couple or professional sharers seeking spacious accommodation in one of Nottingham's premier residential locations.



Living Room

19' 8" x 17' 9" (6.00m x 5.40m)

An exceptionally spacious and light-filled living room, with impressive proportions, high ceilings and attractive views across The Park Estate. A large picture window provides an abundance of natural light and an elevated outlook, while the decorative fireplace adds character and provides an attractive focal point. Useful built-in storage is positioned discreetly within the room. A step leads through to the adjoining kitchen and dining area, creating a natural flow between the principal living spaces and onwards to the private balcony.

Kitchen/Diner

13' 1" x 7' 1" (4.00m x 2.15m)

A bright and generously proportioned kitchen and dining space, providing an excellent setting for everyday living and entertaining and opening directly onto the apartment's private balcony. The substantial dining area features attractive wooden flooring and French doors leading onto the balcony, bringing in excellent natural light and providing an attractive outlook across The Park Estate. The adjoining fitted kitchen offers extensive storage and worktop space and is equipped with a gas hob and extractor, built-in oven, dishwasher and under-counter fridge/freezer. Its open connection with the dining area and living room creates an excellent flow through the principal living spaces. The private balcony provides a particularly appealing extension to the accommodation, with elevated views across the surrounding Park Estate.



Bedroom 1

16' 7" x 14' 3" (5.05m x 4.35m)

An exceptionally spacious principal bedroom with impressive proportions, high ceilings and excellent natural light from the large feature window. The room provides ample room for a king-size bed and additional bedroom furniture. Extensive fitted wardrobes provide excellent built-in storage, while the bedroom also benefits from its own private en-suite shower room.

Bedroom 1 Ensuite

The en-suite is tastefully finished in neutral tones, featuring white walls and laminate flooring. A spacious shower with contrasting dark tiles creates a stylish and contemporary feel, while the wash hand basin benefits from a mirror above and a storage cabinet below. The suite is completed by a WC, and a large frosted window allows plenty of natural light to fill the room while maintaining privacy.

Bedroom 2

14' 5" x 14' 5" (4.40m x 4.40m)

A spacious second double bedroom, well presented with neutral white walls and grey carpeting throughout. The room benefits from a large window fitted with curtains, allowing plenty of natural light to enter while maintaining privacy. Two built-in storage cupboards provide excellent wardrobe and storage space, making this a practical and versatile bedroom.

Bathroom

A bright and well-proportioned shower room featuring a generous walk-in shower with rainfall shower head, WC and wash hand basin. A large window provides excellent natural light, while a substantial built-in cupboard with fitted shelving offers particularly useful storage for towels, toiletries and household essentials.



Hallway/Landing

Upon entering the property, you are welcomed by an entrance area with stairs leading to the first floor. At the top of the stairs is a handy storage cupboard housing the boiler, with additional space ideal for coats and shoes. Beyond the living room, a further landing area provides an excellent range of built-in storage, helping to keep the home neatly organised and clutter-free.

Utility

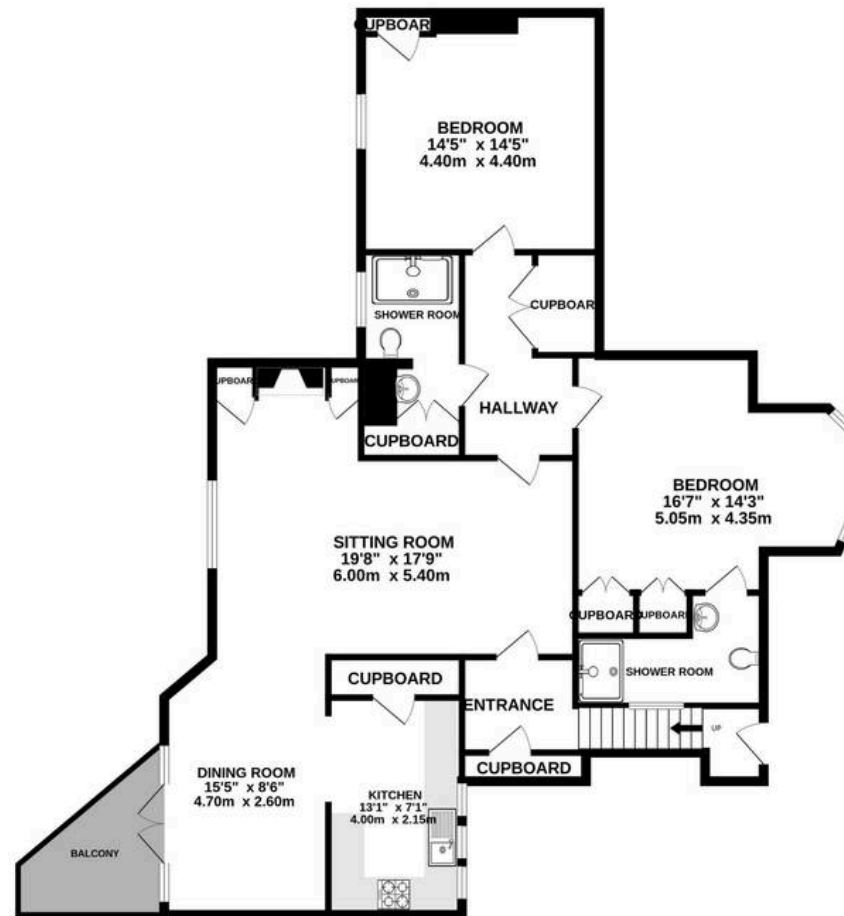
Located just off the kitchen, the property benefits from a useful utility area fitted with a washing machine. Additional countertop space provides a practical area for laundry tasks, along with useful storage for household essentials, helping to keep the main living areas clutter-free.







Comfort Estates



FLAT 5, 14 PARK TERRACE, THE PARK, NOTTINGHAM, NG1 5DN

TOTAL FLOOR AREA: 1306 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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