



Portland Square Portland Road, Nottingham

Guide Price £140,000 | £1,100 pcm



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Comfort Estates are pleased to bring to market this attractive third-floor apartment, set within the sought-after Portland Square development in central Nottingham.

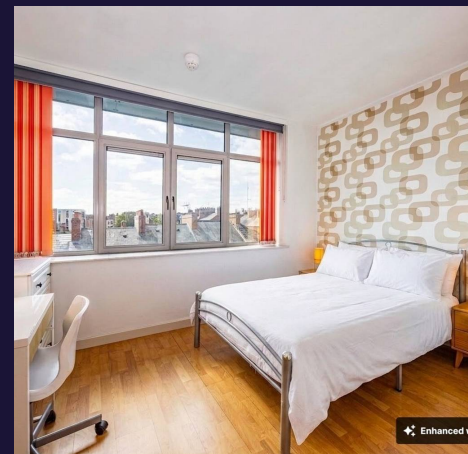
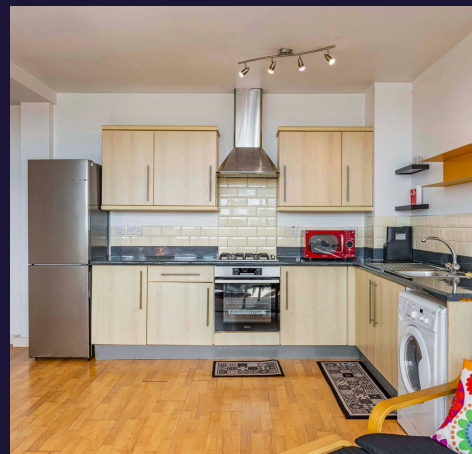
This contemporary home features two spacious double bedrooms alongside a well-appointed bathroom, making it an ideal purchase for professionals, first-time buyers, or investors looking for a property in a prime city location.

The apartment is filled with natural light thanks to its large windows, creating a bright and inviting living environment. The main reception area offers generous proportions, providing flexible space for both dining and relaxation, while the kitchen is designed to support practical day-to-day living. Both bedrooms are comfortably sized and offer versatility, including space suitable for home working.

One of the standout features of this property is its excellent location. Positioned within easy reach of Nottingham city centre, residents can enjoy a wide selection of shops, restaurants, cafés, and leisure facilities just moments away. Additionally, the nearby Nottingham Arboretum offers accessible green space, perfect for outdoor enjoyment.

Further benefits include an allocated secure parking space, lift access to all floors, and a secure fob-entry system, ensuring both convenience and security.

This is a fantastic opportunity to acquire a well-located apartment that combines modern living





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| No Upward Chain | A Modern 3rd Floor Apartment | 2 Double Bedrooms | 1 Bathroom | Lift Access | Allocated Secure Parking | Perfect For Both First Time Buyers and Investors|

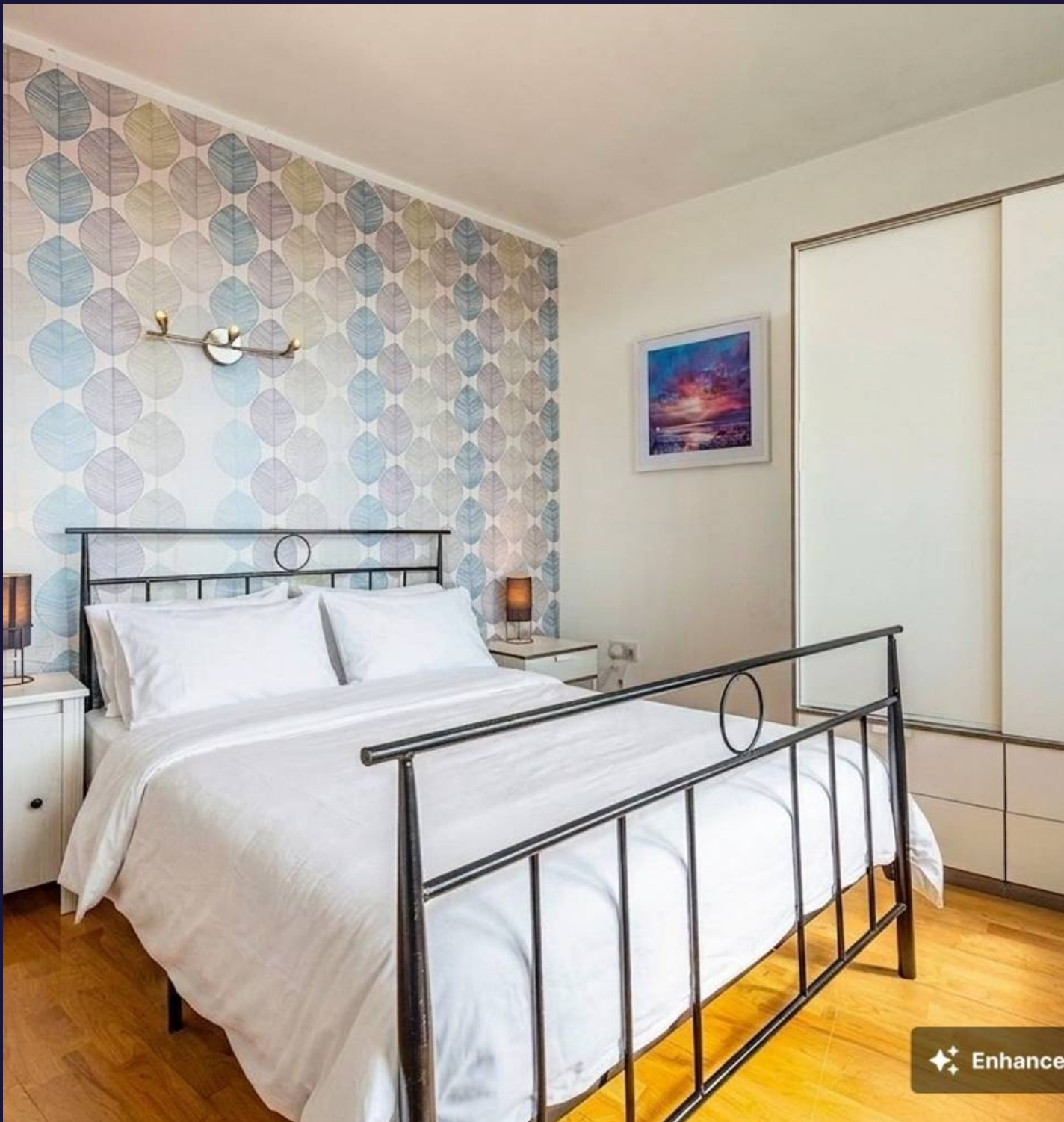
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Allocated Secure Parking Space
- Two Double Bedrooms
- One Bathroom
- Ideal Location
- Walking Distance to City Centre
- Low Deposit
- Easy Access To Both Universities
- Modern Throughout
- Lift Access



Kitchen

A stylish open-plan kitchen fitted with many cupboards and integrated storage solutions, creating a cohesive and functional space. The room is further enhanced by built-in appliances, offering both convenience and a streamlined finish, ideal for modern living and entertaining.

Lounge/Dining Room

A bright and inviting open-plan Lounge/Dining, enhanced by an abundance of natural light that creates a spacious and welcoming atmosphere. Well-proportioned throughout, the room offers a practical layout ideal for both everyday living and entertaining.

Bedroom 1

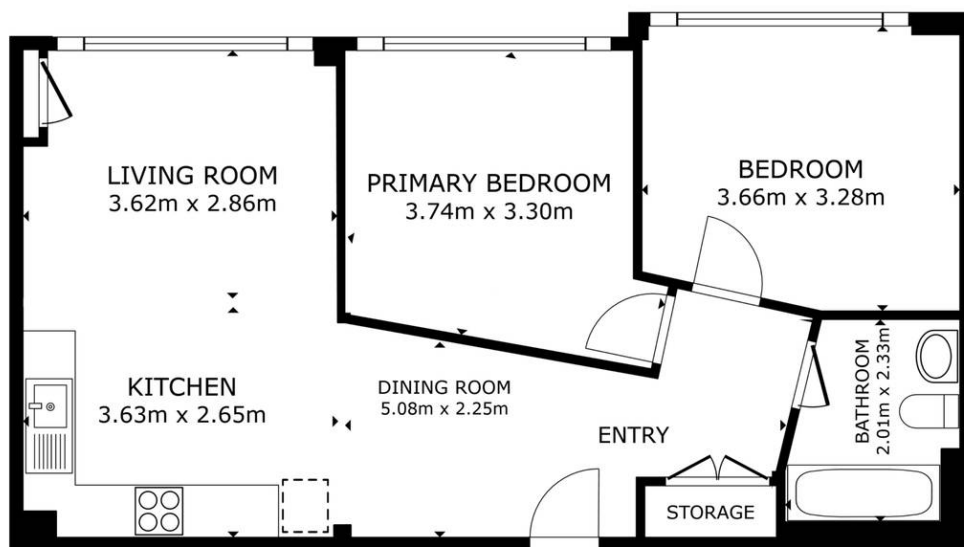
A generously proportioned double bedroom, thoughtfully presented to create a comfortable space. The room is finished with fitted, hard wearing laminate floorings.

Bedroom 2

A bright and spacious double bedroom, finished with Laminate flooring throughout. The room benefits from a rear-aspect window, allowing for plenty of natural light.

One Bathroom

Modern shower room fitted with a stylish three-piece suite, including a spacious shower, wash basin, and WC. Fresh, clean, and easy to maintain, perfect for busy student life. Everything you need for a comfortable start and end to your day.



FLOOR PLAN

Total: 61.1 m²

Sizes and measurements are approximate, actual may vary.