



The Quays Castle Quay Close, Nottingham  
£1,700 PCM



## The Quays Castle Quay Close

Nottingham

### Three Double Bedroom Property To Let | The Quays, Castle Quay Close

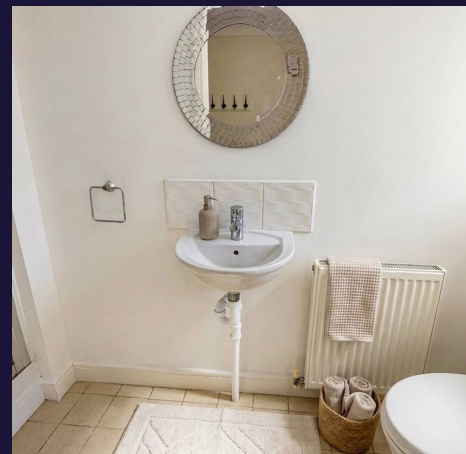
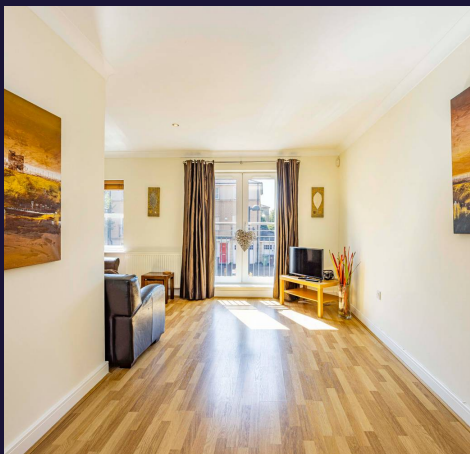
Available now and offered fully furnished, this spacious three double bedroom property is situated within the sought-after and secure gated development of The Quays, Castle Quay Close. Providing well-presented accommodation throughout, the property is ideally suited to three professional sharers seeking comfortable and convenient living. The accommodation comprises three generously sized double bedrooms, including a principal bedroom with an en-suite shower room. A further main bathroom and separate shower room provide excellent practicality for shared living arrangements.

At the heart of the home is a spacious open-plan living, dining and kitchen area. The kitchen comes complete with integrated appliances, while the bright and airy living space benefits from two Juliet balconies, allowing plenty of natural light to flow throughout.

Externally, the property enjoys a private enclosed rear garden, driveway parking and a garage available for tenant use. Residents also benefit from the security and exclusivity of a gated development.

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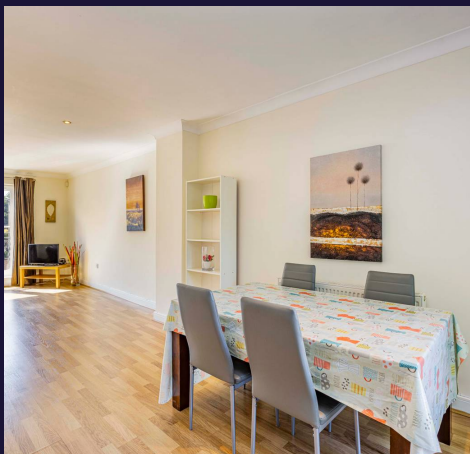


## 84 The Quays Castle Quay Close

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Ideally located within walking distance of local amenities, shops, restaurants and transport links, this property combines generous living space with a highly desirable location. Nottingham City Centre is also within walking distance or easily accessible via public transport.

This well-appointed furnished home offers an excellent opportunity for professional tenants looking for quality accommodation in a desirable setting.





#### **Ground floor bedroom**

13' 1" x 8' 6" (3.98m x 2.58m)

Spacious double bedroom located on the ground floor, offering direct access to the rear garden via French doors. The room is furnished with a bed and mattress, wardrobe, and chest of drawers, providing everything needed for comfortable living. Finished with neutral décor and laminate flooring, the room offers a bright and practical space.

#### **Utility room**

9' 7" x 6' 8" (2.93m x 2.02m)

Handy utility room fitted with wall and base cabinets, providing useful additional storage. The space includes a sink with drainer, under-counter fridge, washing machine, tumble dryer, and boiler, creating a practical and well-equipped area for everyday household needs.

#### **Ground floor shower room**

9' 5" x 2' 10" (2.86m x 0.87m)

The ground floor bedroom also benefits from a convenient shower room located just off the hallway. Finished in a neutral décor with tiled flooring, the room comprises a shower cubicle, wash basin, WC, and wall-mounted mirror, providing a practical and well-presented additional bathroom.

#### **Living area**

15' 8" x 14' 6" (4.78m x 4.43m)

Located on the first floor, the bright and spacious living area benefits from patio doors with a Juliet balcony, allowing plenty of natural light into the room. Finished with neutral décor and laminate flooring, the space is comfortably furnished with a sofa, armchair, two side tables, TV stand and a TV, creating a welcoming and practical area to relax.

**Dining area**

12' 8" x 8' 7" (3.87m x 2.62m)

Open to the main living area, the dedicated dining space is conveniently positioned alongside the kitchen and furnished with a dining table and chairs, complemented by a shelving cabinet for additional storage. The room also benefits from patio doors opening onto a Juliet balcony overlooking the rear garden, allowing plenty of natural light to flow into the space and creating a bright and inviting area for dining.

**Kitchen**

8' 10" x 6' 8" (2.70m x 2.02m)

Located on the first floor, the kitchen features a range of wooden wall and base units, providing ample storage and generous preparation space. The darker contrasting worktop adds a stylish finish, while appliances include a hob, oven, microwave, and washing machine, creating a practical and well-equipped kitchen.

**Main bedroom with en-suite**

13' 6" x 11' 7" (4.11m x 3.54m)

The spacious main bedroom is furnished with a bed and mattress, two bedside tables, chest of drawers, and built-in wardrobes, providing excellent storage. Finished with neutral décor and carpet flooring, the room offers a bright and comfortable space. The bedroom also benefits from its own private en-suite bathroom, adding an extra level of convenience.

**En-suite**

8' 8" x 5' 2" (2.65m x 1.57m)

Modern en-suite bathroom finished in a neutral décor with tiled flooring. The space comprises a shower cubicle, wash basin, WC, and wall-mounted mirror, creating a bright, clean, and practical space.

**Bedroom**

12' 11" x 8' 8" (3.93m x 2.65m)

A further double bedroom is located on the second floor, offering a bright and comfortable space. Finished with neutral décor and carpet flooring, the room is furnished with a bed and mattress, bedside table, and built-in wardrobes, providing excellent storage while maintaining a spacious feel.

**Main bathroom**

8' 11" x 6' 7" (2.71m x 2.01m)

Spacious main bathroom featuring a panelled bath with handheld shower attachment, wash basin, WC, and large wall-mounted mirror. Finished with neutral décor and tiled flooring, the bathroom offers a bright, clean, and practical space.

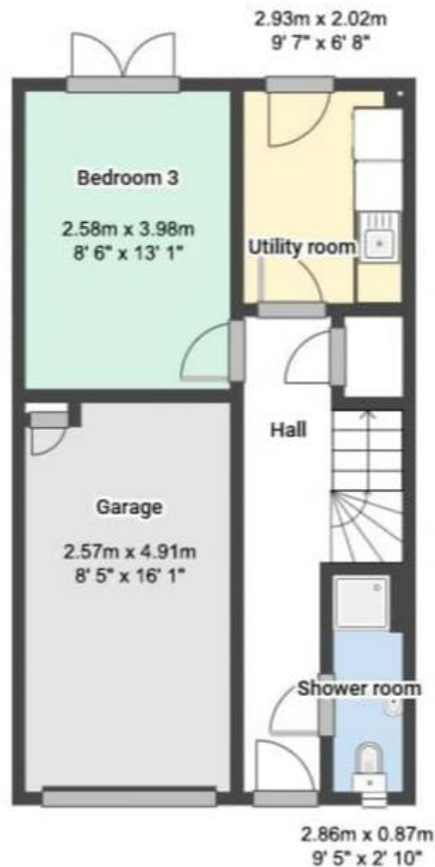
**Garage**

16' 1" x 8' 5" (4.91m x 2.57m)

The garage provides a great space for ample storage – complete with lighting, electrics and a door opening on to the driveway.







GROSS INTERNAL AREA

Total: 110m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Comfort Estates

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