



Flat 4, Hamilton Drive, Nottingham
£825 pcm

 **Comfort**
Estates



Flat 4

Hamilton Drive, Nottingham

Charming One-Bedroom Furnished Apartment | The Park Estate | Available 8th September

Comfort Estates are delighted to present this spacious first-floor apartment, ideally situated on the prestigious Hamilton Drive within Nottingham's highly sought-after Park Estate.

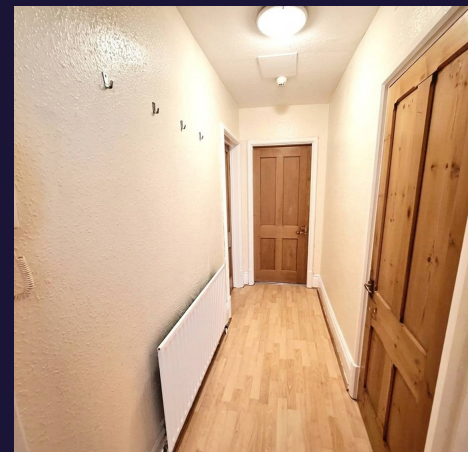
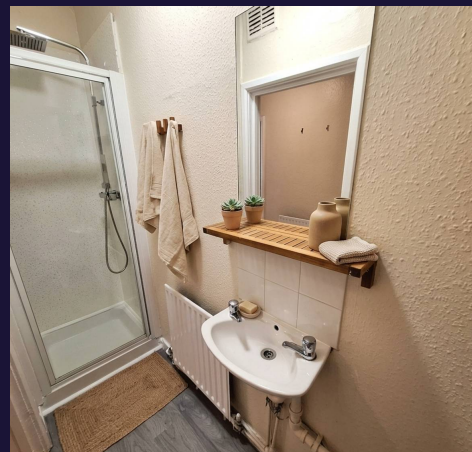
Offered fully furnished and available now, the property comprises a generous double bedroom with fitted wardrobes, a bright and spacious living and dining area featuring a charming fireplace, a modern fully fitted kitchen with appliances, and a well-presented bathroom with a shower cubicle.

Further benefits include double glazing throughout and free on-street permit parking available via The Park Estate.

The Park Estate is one of Nottingham's most desirable residential locations, renowned for its stunning period architecture, leafy green spaces, and peaceful surroundings, all while being just a short walk from the vibrant City Centre. Excellent transport links are also within easy reach, including regular bus services, nearby tram stops, and Nottingham Train Station.

Ideal for a single professional or couple looking to enjoy the best of city living in a tranquil setting, this fantastic apartment is not to be missed.

Available early September – contact Comfort Estates today to arrange your viewing.



Charming One-Bedroom Furnished Apartment |



Bedroom

13' 10" x 13' 7" (4.22m x 4.14m)

Spacious double bedroom featuring an attractive fireplace with a wall-mounted mirror above, adding charm and character to the room. The space is furnished with a bed and mattress, chest of drawers, and two built-in wardrobes, providing excellent storage. A large window with fitted curtains floods the room with natural light, creating a bright and welcoming atmosphere.

Kitchen

10' 4" x 5' 1" (3.14m x 1.56m)

Well-appointed kitchen finished in a neutral style, featuring a range of cream wall and base units complemented by contrasting darker worktops, offering ample storage and preparation space. Appliances include a freestanding fridge/freezer, washing machine, electric hob, and oven, providing everything needed for convenient day-to-day living.

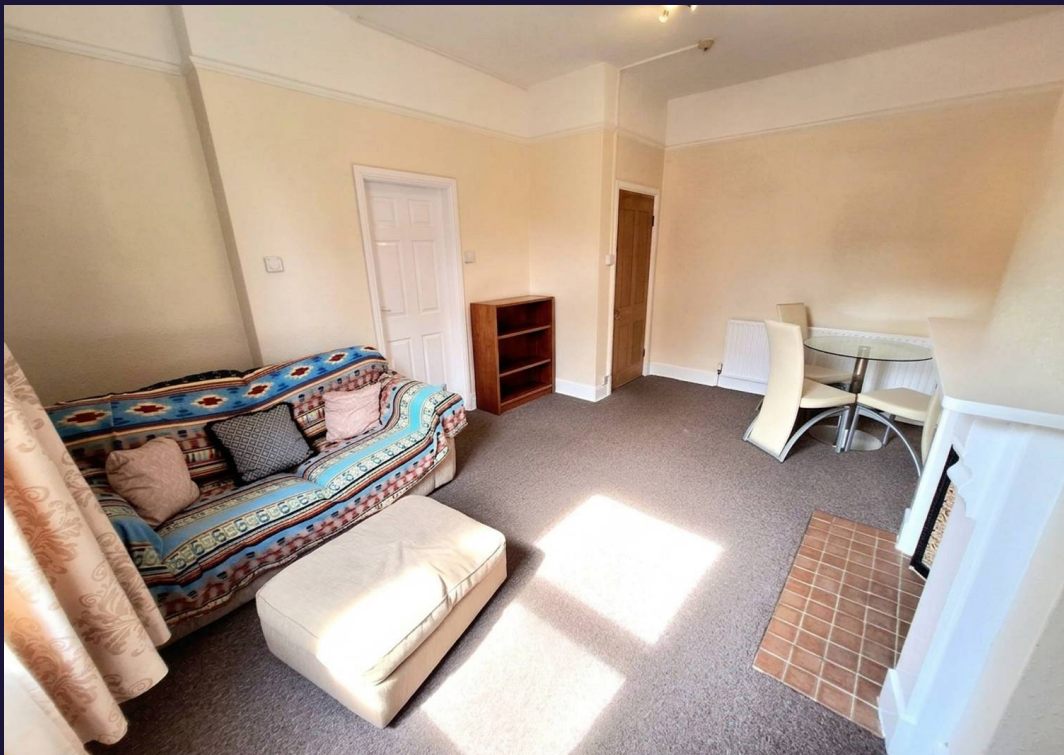
Living & Dining Area

16' 7" x 13' 0" (5.05m x 3.96m)

Spacious living and dining area finished in a neutral décor, with high ceilings enhancing the sense of space and light. The room is furnished with a sofa, footstool, TV stand, and dining table with chairs, while an attractive feature fireplace provides a charming focal point. The living area flows seamlessly through to the kitchen, creating a practical and sociable layout.

Bathroom

Well-presented bathroom fitted with a shower cubicle, WC, wash basin, wall-mounted mirror, and practical shelving for additional storage. Finished in a neutral décor, the space offers a clean, bright, and functional environment that is easy to maintain.





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk