



Derby Road, Nottingham  
£1,130 pcm

 **Comfort**  
Estates



## Derby Road

### Nottingham

Comfort Estates are delighted to present this stylish and fully furnished one-bedroom apartment, available from 2nd November and ideally located within easy reach of Nottingham City Centre. Beautifully presented throughout, the property offers a spacious double bedroom with built-in storage, a contemporary bathroom, a modern fitted kitchen complete with appliances, and a bright open-plan lounge and dining area. The apartment is fully furnished, allowing tenants to move straight in and make themselves at home. Further benefits include a private courtyard, providing a low-maintenance outdoor space perfect for relaxing or enjoying the warmer months.

For added convenience, the rent includes gas, electricity and water bills, making budgeting simple and straightforward.

Ideally situated just a stone's throw from a range of local amenities, the property also enjoys easy access to Nottingham City Centre, where residents can take advantage of an excellent selection of shops, cafés, restaurants, bars as well as Nottingham's great transport links.

Available from 2nd November, this fantastic apartment would be ideally suited to a single occupant or couple seeking stylish, low-maintenance living in a convenient location. Early viewing is highly recommended.

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### **Entrance/Hallway**

Enter via a secure courtyard with a private entrance to the property. A welcoming and bright hallway with laminate flooring, white walls and a feature mantelpiece.

### **Bedroom**

A beautifully presented bedroom, decorated in contemporary white and grey tones to create a bright and relaxing atmosphere. The room is furnished with a bed and mattress, bedside table and wall-mounted mirror, while a built-in wardrobe provides excellent storage space. Light wood-effect laminate flooring adds a modern touch, and a window fitted with blinds allows plenty of natural light into the room while maintaining privacy. Comfortable and stylish throughout, this room offers an ideal retreat at the end of the day.

### **Bathroom**

A contemporary bathroom, tastefully decorated in neutral and grey tones throughout. The room features stylish grey tiled flooring and matching grey tiled splashbacks within the spacious shower enclosure. The large step-in shower is fitted with both a rainfall shower head and a separate handheld attachment, offering a modern and luxurious finish. The suite is completed by a WC, wash hand basin and a wall-mounted mirror, creating a practical and well-presented space ideal for everyday living.



### **Kitchen**

A modern and stylish kitchen, fitted with a range of high-gloss white wall and base units providing excellent storage space. The room is well equipped with an integrated fridge/freezer, built-in microwave, under-counter washing machine, electric hob and oven, offering everything needed for convenient day-to-day living. Finished with attractive laminate flooring, crisp white walls and a decorative mosaic tiled splashback above the hob, the kitchen benefits from a bright and contemporary feel throughout. Practical and well designed, this superb kitchen combines modern appliances with ample storage and workspace.

### **Lounge/Diner**

A bright and spacious open-plan lounge and dining area, beautifully presented with contemporary white and blue décor and attractive laminate flooring throughout. The room is full of character, featuring an elegant mantelpiece that creates a charming focal point within the space. Large windows fitted with blinds allow plenty of natural light to flood the room, creating a warm and welcoming atmosphere. The area is fully furnished with a large sofa, armchair, coffee table, side table, glass dining table and chairs, providing a comfortable and versatile space for both relaxing and entertaining.





## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)