



City Road, Nottingham
£1,000 PCM

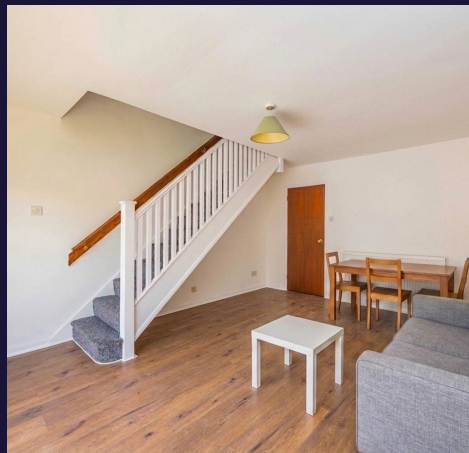
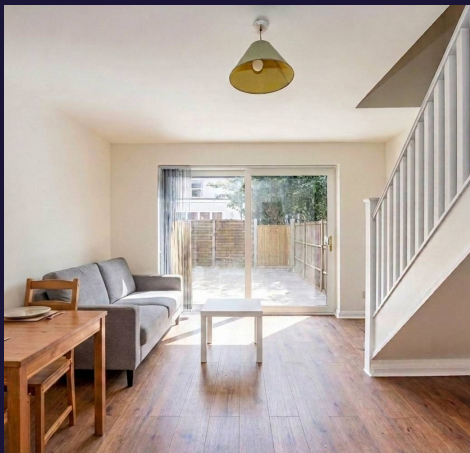
 **Comfort**
Estates



City Road

Nottingham

Comfort Estates are delighted to present this refurbished two-bedroom property, available now for the 2026/2027 student academic year. Refurbished throughout, the property has been thoughtfully updated with new flooring, a brand-new kitchen, new furniture, and fresh decoration throughout. The accommodation comprises two furnished bedrooms, a spacious modern bathroom, a newly fitted kitchen with appliances, and a bright open-plan living and dining area. The property also benefits from a private enclosed rear garden and driveway parking to the front, offering excellent additional outdoor space and convenience. Ideally located, the property is within walking distance of the University of Nottingham, while excellent public transport links provide easy access to Nottingham Trent University and Nottingham City Centre. Highfields Park and Beeston Tennis Centre are also within walking distance, making this an ideal location for students looking for convenience and accessibility. Available now for the 2026/2027 academic year. Contact Comfort Estates today to arrange your viewing.



Please note that furniture shown in the photographs has been virtually staged for illustrative purposes. The furniture provided with the property will differ in appearance from that shown, but all included items are detailed within the individual room descriptions.

**Refurbished Two-Bedroom Student Property |
2026/2027 Academic Year | Available Now**



Hallway

Welcoming porch and entrance hallway featuring a handy built-in storage cupboard, providing the perfect space for keeping coats, shoes, and everyday essentials neatly tucked away. Finished in a neutral style, the area creates a practical and inviting entrance to the property.

Kitchen

10' 1" x 7' 7" (3.07m x 2.30m)

Bright and modern, this brand-new kitchen has been finished to a high standard with sleek white gloss wall and base cabinets, complemented by a stylish wood-effect worktop. Appliances include an electric hob, oven, extractor fan, washing machine, and freestanding fridge/freezer, creating a contemporary and practical space for everyday living.

Living Area

15' 7" x 12' 2" (4.76m x 3.72m)

Bright and welcoming open-plan living and dining area, providing the perfect space to relax and unwind. Large patio doors lead directly out to the rear garden, flooding the room with natural light and creating a lovely connection between the indoor and outdoor spaces. The room is furnished with a comfortable sofa, dining table with chairs, side table and additional chair, while the staircase provides access to the first floor.



Bedroom 1

16' 1" x 12' 2" (4.90m x 3.72m)

Generous double bedroom finished with brand-new grey carpeting and crisp white walls, creating a bright and modern space. A large window allows plenty of natural light to fill the room, while furnishings include a bed and mattress, desk with chair, and wardrobe, providing everything needed for comfortable living.

Bedroom 2

9' 9" x 5' 7" (2.98m x 1.71m)

A further bedroom, finished with brand-new grey carpeting and crisp white walls to create a bright and neutral space. The room is furnished with a bed and mattress, desk with chair, and wardrobe, providing a comfortable and practical space ideal for studying or relaxing.

Bathroom

9' 9" x 6' 4" (2.98m x 1.93m)

Modern and recently refurbished bathroom featuring a spacious shower cubicle, WC, wash basin with integrated storage cabinet, and large heated towel rail. Finished with crisp white walls throughout and stylish mosaic-effect lino flooring, the bathroom offers a bright, contemporary, and practical space.

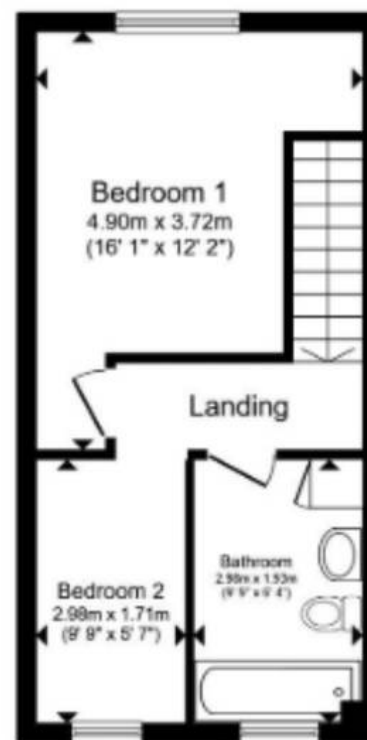




Comfort Estates



Ground Floor



First Floor

GROSS INTERNAL AREA

Total: 59.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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