



Hamilton Drive, Nottingham  
£1,100 pcm





## Hamilton Drive

### Nottingham

Comfort Estates are proud to present this beautiful two-bedroom apartment in The Park Estate on Hamilton Drive.

Set across the ground floor of a converted house, the property benefits from a private rear entrance and an outside space, perfect for al fresco dining in the summer months.

The fitted kitchen comes complete with a fridge/freezer, washing machine, oven, and gas hob, and leads through to the lounge. From the lounge, there is the first double bedroom with direct access to the private patio and an en-suite bathroom. Across the hall is a smaller bedroom, ideal for use as a home office. Further along the hallway is the main bathroom and the second double bedroom, featuring a charming feature fireplace.

With tall ceilings throughout and full of character, this property is ideal for those seeking a spacious home in The Park Estate with outdoor space.

Additional benefits include free permit parking. The City Centre is just a short walk away, with Nottingham train station and tram line also close by.

Available now, the apartment is offered unfurnished and is perfect for a couple or two professional sharers.

Please note: due to the licence of the property, we cannot accommodate more than two sharers.





**Kitchen/Diner**

13' 1" x 9' 5" (3.98m x 2.88m)

Upon entering the property, you are welcomed into the kitchen and dining area. Neutrally decorated throughout, the fully fitted kitchen offers ample wall and base cabinets for storage, along with generous worktop space. Appliances include a fridge/freezer, washing machine, gas hob, and oven. There is also plenty of room to accommodate a dining table and chairs.

**Lounge**

13' 0" x 13' 0" (3.97m x 3.96m)

The kitchen flows through into the lounge area, which is neutrally decorated and features a fireplace and large windows allowing plenty of natural light to fill the room.

**Bedroom**

13' 11" x 11' 9" (4.25m x 3.57m)

Spacious double bedroom featuring patio doors overlooking the private courtyard are and a modern en-suite bathroom. The room is neutrally decorated with carpeted flooring and full-length curtains at the patio doors.

**En-suite Bathroom**

10' 5" x 3' 10" (3.18m x 1.17m)

The en-suite bathroom is a modern space, complete with a shower cubicle, wash basin, mirror with shelf, heated towel rail, and WC.





### **Bedroom**

18' 1" x 13' 11" (5.51m x 4.25m)

At the rear of the property is a large double bedroom featuring a fireplace and a floor to ceiling bay window with fitted curtains. The room is neutrally decorated with carpeted flooring.

### **Bathroom**

10' 4" x 6' 11" (3.14m x 2.10m)

The main bathroom is complete with a shower cubicle, wash basin, heated towel rail, mirror with shelf and WC.

### **Small Bedroom**

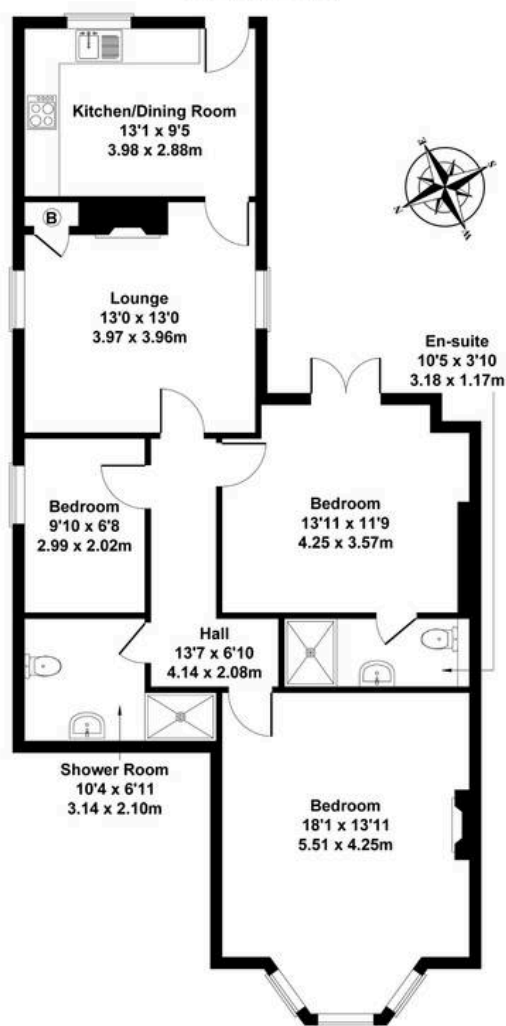
9' 10" x 6' 8" (2.99m x 2.02m)

A further third bedroom is ideal for use as a home office or spare room.





Approximate Gross Internal Area  
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2026  
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## Comfort Estates

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