



Windsor Court, Sandiacre  
£750 pcm





## Windsor Court

Sandiacre, Nottingham

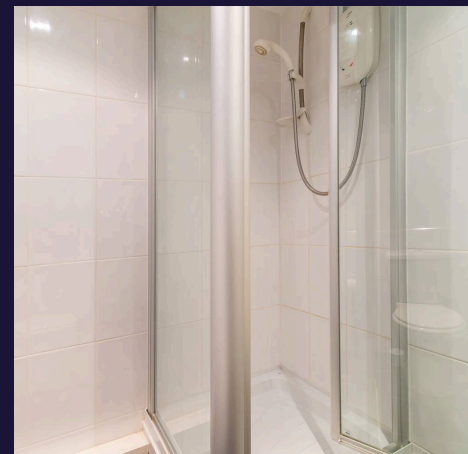
Comfort Estates are delighted to offer this one-bedroom maisonette with allocated parking, conveniently situated close to the A52 and just a short distance from the M1.

The property briefly comprises an entrance hall with stairs leading to the landing, a spacious living area, double bedroom, bathroom and fitted kitchen. The flooring throughout the property has recently been replaced, while the bathroom, bedroom and kitchen have all been freshly repainted, creating a bright and refreshed interior. The kitchen is equipped with an electric hob and oven, with allocated space for tenants to install their own washing machine and fridge/freezer.

Located in Sandiacre, the property is ideally positioned almost equidistant between Derby and Nottingham, providing excellent access to both cities and beyond. The area has a rich industrial heritage, with the nearby Erewash Canal offering scenic walking routes. Sandiacre also benefits from a good selection of local amenities, restaurants and shops.

Further benefits include an allocated parking space.

Offered unfurnished and available now – contact Comfort Estates today to arrange a viewing.





**Kitchen** - 9' 3" x 6' 5" (2.83m x 1.95m)

A smart fitted kitchen complete with a breakfast bar and built-in electric oven and hob with extractor hood. There is space for a washing machine and tall fridge/freezer. Neutrally decorated throughout, the kitchen also features light multi-coloured tiled splashbacks, adding a subtle touch of character to the space.

**Lounge** - 15' 11" x 9' 11" (4.84m x 3.02m)

A neutrally decorated living space featuring a large window fitted with both blinds and curtains, allowing plenty of natural light while maintaining privacy. The room is finished with neutral painted walls, a decorative wallpaper feature wall and matching neutral carpet, creating a warm and inviting atmosphere. The space also provides access through to the kitchen.

**Bedroom** - 13' 7" x 11' 5" (4.14m x 3.48m)

A spacious double bedroom, neutrally decorated with painted walls and carpeted flooring. The room benefits from a large window fitted with both blinds and curtains, allowing plenty of natural light into the space. A useful cupboard housing the Vaillant combi-boiler also provides additional storage.

**Bathroom** - 13' 7" x 11' 5" (4.14m x 3.48m)

A generous shower room fitted with a three-piece suite including a shower cubicle, WC and wash basin with a wall-mounted mirrored cabinet featuring LED lighting. The bathroom is finished with white tiled walls and contrasting darker flooring, creating a clean and modern look.

**Entrance Hall**

The front door opens into an entrance hall with stairs leading up to the property.

**First Floor Landing**

The landing has a deep walk-in storage cupboard - perfect for storage.







**Comfort  
Estates**





## Comfort Estates

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