



Flat 4, Cliff Road, Nottingham  
£900 pcm

 **Comfort**  
Estates



## Flat 4, Cliff Road

### Nottingham

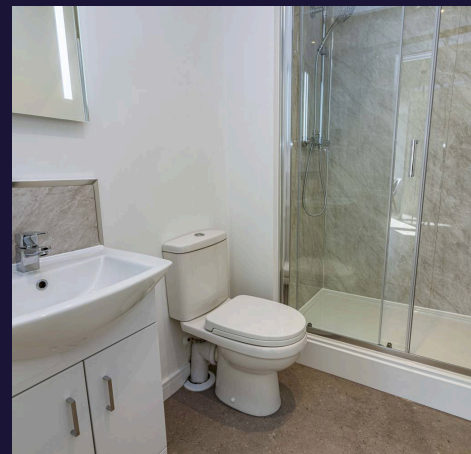
Comfort Estates are pleased to present this modern, recently renovated one-bedroom apartment, ideally located on Cliff Road, within walking distance of Nottingham City Centre and Nottingham Train Station.

Situated within a well-maintained building beside Nottingham's historic caves, the property briefly comprises an entrance hallway, a spacious open-plan living, dining and kitchen area with built-in storage, a well-proportioned double bedroom and a modern bathroom. The apartment is tastefully decorated throughout, offering a stylish and comfortable living space, and is offered furnished.

The location is ideal for professionals, with Nottingham City Centre and the Train Station both just a short walk away, providing excellent transport links in and out of the city. A wide range of local amenities can also be found nearby, including cafes, shops, restaurants and supermarkets. A large gym is within walking distance, and the vibrant Sneinton Market is also close by, known for its colourful independent businesses, eateries and regular events.

Available from the 1st July 2026, this property would be perfect for a single professional occupant or a couple looking for a modern home in a convenient location. Get in touch today to arrange a viewing.

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### **Bedroom**

11' 6" x 7' 5" (3.50m x 2.27m)

A double bedroom neutrally decorated with white walls and laminate flooring. The space comes with a bed and mattress.

### **Bathroom**

7' 5" x 4' 10" (2.27m x 1.48m)

The modern bathroom features a large shower cubicle, WC, wash basin with storage cabinet and wall mounted mirror. Complete with white walls, laminate flooring and grey marble effect aqua board panels.

### **Kitchen**

8' 10" x 8' 3" (2.68m x 2.51m)

The kitchen is fitted with a range of modern dark grey wall and base units, providing ample storage space. Appliances include a washing machine, electric hob, oven, extractor fan, sink with drainer and freestanding fridge/freezer. Finished with white walls and laminate flooring, the space is both practical and easy to maintain.

### **Living/Dining Area**

19' 8" x 8' 10" (6.00m x 2.68m)

Open plan to the kitchen, the living and dining area is bright, spacious and neutrally decorated throughout. The room benefits from a large window that allows plenty of natural light to flood the space. Finished with white walls and laminate flooring, it provides a versatile and welcoming living environment. The space is furnished with a sofa and dining table with chairs.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 41.8 m<sup>2</sup>  
TOTAL : 41.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Comfort Estates

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