



The Art House, Tennis Drive, Nottingham
£2,050 pcm



The Art House, Tennis Drive

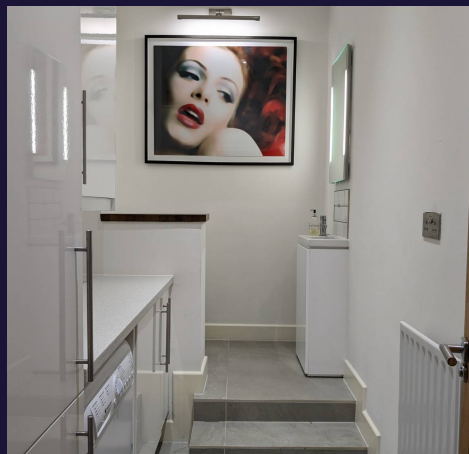
Nottingham

Comfort Estates presents this beautiful and unique three bedroom townhouse located in the prestigious Park Estate.

On entering the property, there is a spacious open plan lounge and dining area with a high spec modern kitchen, the floors are tiled with underfloor heating. Leading off from the kitchen area is a handy utility room and WC.

The beautiful staircase fitted with luxury cream carpet takes you to the first floor. There are three spacious bedrooms and family bathroom. The master bedroom has stunning views of the tennis courts and has an en-suite bathroom with modern fittings. The second bedroom also has views of the tennis courts and the third bedroom is to the rear of the property. The stunning, spacious family bathroom has a bath and separate shower with WC.

The second set of stairs takes you to the feature room of this property at the top of the house. This amazing room that leads on to the balcony has bi-folding doors which open up the width of the room, allow a cool breeze on a hot sunny day. The balcony is south facing and is perfect for alfresco dining in the summer. The Art House is located in the private Park Estate and is within walking distance to the City Centre where there are many amenities





There is free on street permit parking available outside the property.

Available from the 7th August 2026 - Must be viewed to be appreciated!

Offered Unfurnished - there are two breakfast bar stools and bench style table in the kitchen included.

Park Estate Fees are not included within the rent and will be payable by the tenant. The Park Fees can be paid monthly at £48pcm OR in one payment of £562 for the whole year.

PLEASE DO NOTE THAT DUE TO LICENSING RESTRICTIONS, THREE SHARERS ARE NOT PERMITTED IN THE PROPERTY





Open Plan Living, Dining & Kitchen area

24' 7" x 21' 8" (7.50m x 6.61m)

A fantastic, stylish and spacious industrial-style open-plan kitchen and dining area, designed to offer both practicality and contemporary living. The modern kitchen features sleek white gloss wall and base units, beautifully complemented by walnut wooden worktops and metro-style tiled splashbacks for a sophisticated finish. Integrated appliances include an electric hob, oven with extractor fan, dishwasher, and a striking black sink with mixer tap. A stylish breakfast bar with stools provides the perfect spot for casual dining or entertaining. The grey tiled flooring flows seamlessly through to the dining area, which is furnished with a bench-style dining table and chairs. A charming multi-fuel burner adds warmth and character. This impressive space is flooded with light from windows spanning the length of the room, complete with elegant shutters offering style and privacy. Feature spotlights and decorative pendant lighting.

Utility/WC

5' 3" x 9' 3" (1.60m x 2.81m)

A practical and well-appointed utility room provides additional convenience and valuable storage space which helps to keep the main living areas clutter-free. There is a washer dryer supplied and a convenient guest WC, fitted with a wash basin and toilet, offering added practicality for both residents and visitors alike.

Bedroom One

14' 1" x 10' 2" (4.30m x 3.10m)

A bright and contemporary bedroom, beautifully presented with neutral décor and soft grey carpeting, creating a calm and inviting atmosphere. The room is enhanced by a multitude of spotlights, while a large rear facing window allows plenty of natural light to flood the space. A charming decorative alcove adds character and visual interest, and a door leads directly to a convenient private en-suite.

En-Suite

5' 3" x 6' 7" (1.60m x 2.00m)

Finished with floor-to-ceiling neutral beige tiling, this modern shower room is fitted with a contemporary



En-Suite

5' 3" x 6' 7" (1.60m x 2.00m)

Finished with floor-to-ceiling neutral beige tiling, this modern shower room is fitted with a contemporary wash hand basin with mixer tap, low-level WC, and a shower enclosure with a shower overhead. Additional features include a mirrored storage cupboard and convenient electric shaving/toothbrush socket.

Bedroom Two

9' 2" x 11' 2" (2.80m x 3.40m)

Situated at the front of the property, this bright and modern room benefits from a large window allowing plenty of natural light, complemented by neutrally painted white walls and stylish grey carpeting, creating a clean and contemporary feel.

Bedroom Three

9' 4" x 11' 2" (2.84m x 3.40m)

Located at the rear of the property, this bright and inviting room features neutral décor, stylish grey carpeting, and a decorative radiator cover, creating a modern and welcoming space.

Bathroom

8' 2" x 9' 1" (2.50m x 2.76m)

Beautifully finished with floor-to-ceiling tiled walls and contrasting grey floor tiles, this stylish bathroom features a full-sized bath, separate shower cubicle, contemporary wash hand basin with mirror above, and a heated towel radiator for added comfort.

Reception Room

16' 1" x 21' 8" (4.90m x 6.60m)

An impressive open-plan feature staircase leads to the top floor reception room, a superb living space designed for both relaxing and entertaining. Benefiting from stunning bi-fold doors opening onto a fabulous south-facing balcony, the room is flooded with natural light and finished to a high standard with stylish grey carpeting, neutral décor, and an array of contemporary spotlights.

Ground Floor

Approx. 49.6 sq. metres (533.6 sq. feet)



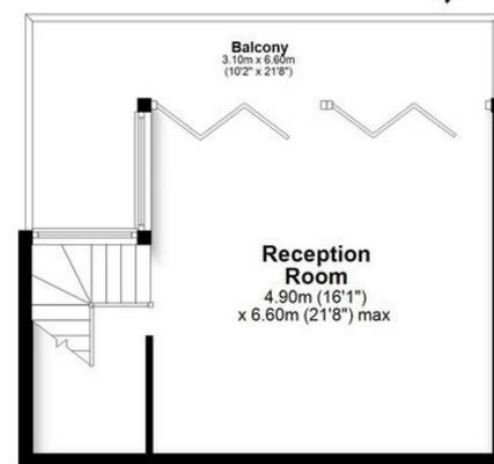
First Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



Second Floor

Approx. 29.1 sq. metres (313.3 sq. feet)





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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