



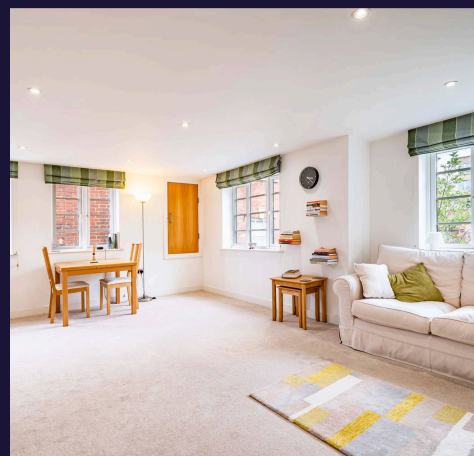
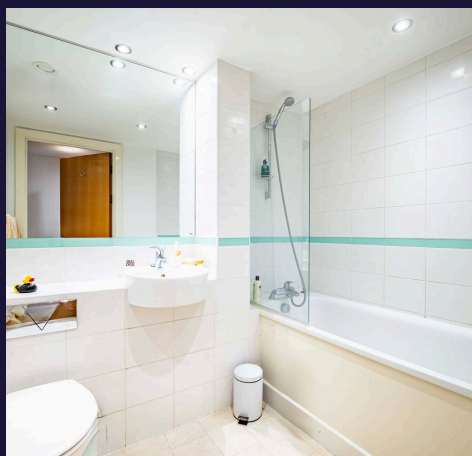
Enfield House, 18 Low Pavement
£160,000

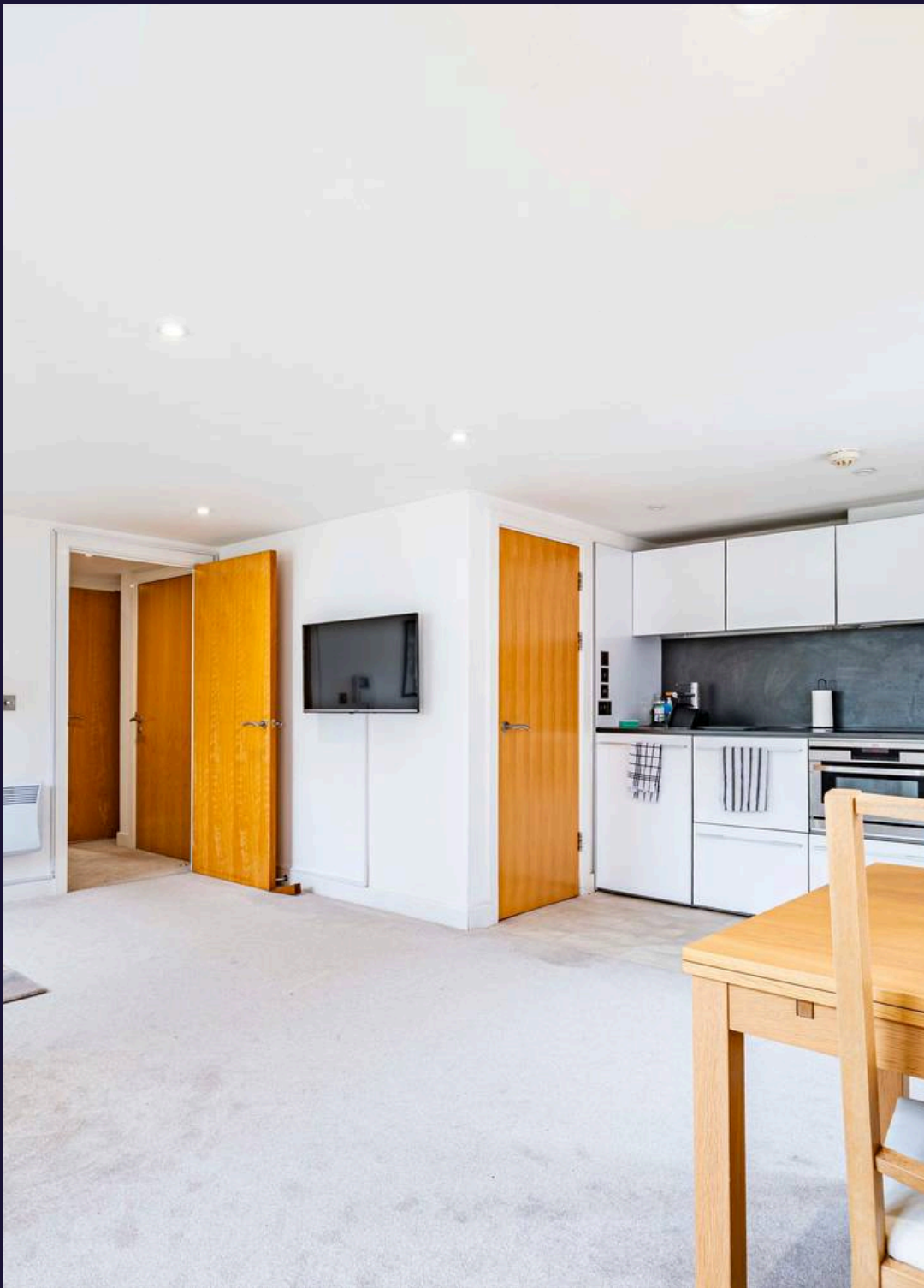


Prepare to be impressed by this beautifully presented two-bedroom, two-bathroom period flat, perfectly positioned in a desirable central location with no chain. Enfield House combines the timeless elegance of ornate period architecture with contemporary touches within. This property offers the ideal blend of historic charm and modern sophistication. The grand entrance and classic red brick facade set the tone, while elegant, large windows flood each room with abundant natural light, highlighting the welcoming atmosphere throughout.

The heart of the home is the airy, open-plan living/dining area, featuring sleek modern kitchen units, integrated appliances, and a flexible layout, perfect for relaxing or entertaining. Both bedrooms are bright and inviting, benefitting from built-in wardrobes and soft carpeting for a cozy feel. The master bedroom boasts an en-suite shower room while the second bedroom, which is currently dedicated to home office space, provides an ideal environment for remote work or study. The modern family bathroom offers a well-presented suite.

The apartment benefits from an unbeatable location and a thoughtful design; this property must be viewed to appreciate all it has to offer. Call now to arrange your visit.





- Beautiful Period Architecture
- Nottingham City Centre
- Ideal For Working Professionals
- Modern Open Plan Living Space
- First Time Buyers Or Buy To Let Investors
- Bright And Spacious Throughout
- En-suite Shower Room
- Within Walking Distance To Nottingham Train Station
- Privately Positioned With Secure Intercom System
- No Chain

Hallway

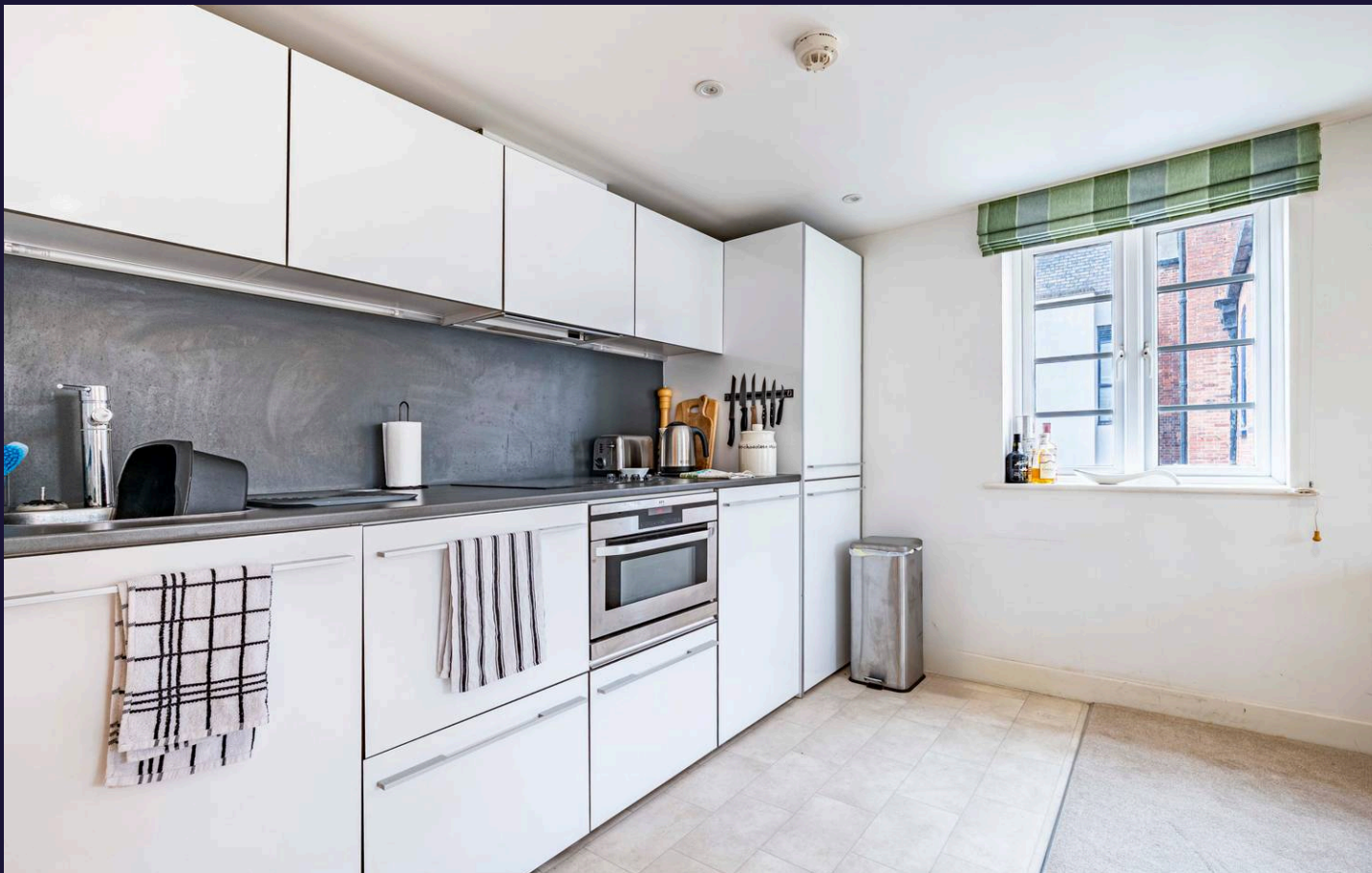
5' 1" x 11' 3" (1.56m x 3.44m)

Inviting entrance hall with cloak room on entrance.

Living Room

12' 8" x 10' 5" (3.86m x 3.18m)

Modern and spacious lounge diner with carpeted flooring and dual aspect windows allowing plenty of natural light.



Kitchen

5' 9" x 10' 4" (1.74m x 3.14m)

Lined with a range of high gloss wall and base units with worktops over. Well-presented kitchen with integral appliances including fridge-freezer and dishwasher as well as a built-in pantry cupboard.

Bedroom

12' 0" x 10' 5" (3.65m x 3.18m)

Well presented, master bedroom with carpeted flooring, x2 windows, and an en-suite shower room.

En-suite

En-suite shower room with three piece suite comprising walk in shower cubicle, wash hand basin and low level W.C

Bedroom 2

8' 11" x 9' 5" (2.71m x 2.87m)

Second bedroom with carpeted flooring, window to the rear aspect, and fitted wardrobes.

Bathroom

6' 9" x 5' 10" (2.07m x 1.77m)

Family bathroom with tiled flooring, tiled walls, and a three-piece suite comprising panel bath with shower over, wash hand basin, and low-level W.C.



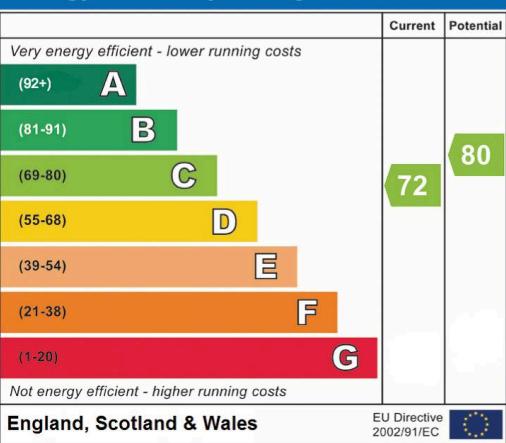
Additional Property Details

- Council Tax Band: D
- Tenure: Leasehold
- Lease Expiry: 17/07/2136
- Ground Rent: £250.00 per year
- Service Charge: £2,274.64 per year

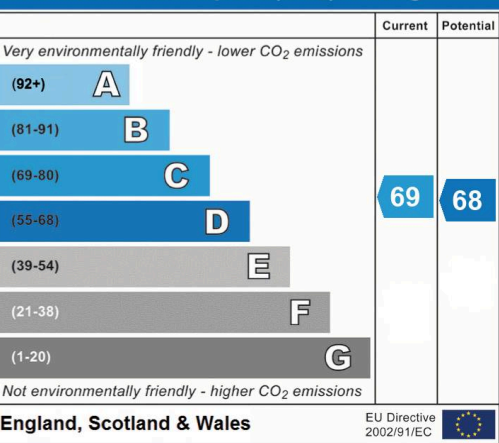


GRAND INTERNAL AREA
FLOOR 1: 65.84 m²
TOTAL: 66.84 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Comfort Estates

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