



## Wellington Court East Circus Street, Nottingham

Guide Price £325,000 – £350,000





## Elegant 3-Bedroom Duplex with Period Charm and Private Terrace

Full of character, this striking duplex apartment showcases tall ceilings, cornicing, and beautiful wooden floors. The bay-fronted reception room offers an impressive living space, complemented by a generous kitchen-diner, three well-proportioned bedrooms, including one with an en-suite, and the rare bonus of both a private terrace and balcony. An allocated parking space completes the package.

Just two minutes from Nottingham City Centre and directly opposite the Playhouse Theatre. The location is as rich in history as the property itself, with shops, dining, culture and transport links all on the doorstep.

- Duplex Apartment
- City Centre Living
- Period and Character Features
- Rooftop Terrace
- Opposite Play House Theatre
- Large Reception Rooms
- Utility Room
- 3 Bedrooms





**Utility Room and Entrance**

6' 1" x 5' 9" (1.85m x 1.74m)

Entry-level W.C with utility space.

**Kitchen/Dining**

16' 4" x 15' 8" (4.97m x 4.78m)

An open-plan kitchen-diner lined with a range of wall and base units, an inset sink and drainer, an integral oven, and a sash window allowing plenty of natural light.

**Lounge**

19' 7" x 14' 2" (5.98m x 4.32m)

Bright and spacious living room with bay front overlooking the theatre and a marble fireplace. A great space for all to enjoy with wooden flooring and high ceilings.

**Bathroom**

11' 3" x 6' 3" (3.44m x 1.91m)

Good-sized family bathroom with three piece suite comprising a bath with a shower over, a wash hand basin, and low-level W.C

**Bedroom 1**

9' 3" x 9' 1" (2.83m x 2.78m)

Good-sized bedroom with wooden flooring and plenty of natural light.

**Bedroom 2**

13' 3" x 8' 0" (4.05m x 2.44m)

Good-sized bedroom with wooden flooring, semi-vaulted ceilings, and a Velux window.

**Bedroom 3**

16' 0" x 13' 9" (4.88m x 4.20m)

Master bedroom with wooden flooring, ensuite shower room, and walk-in wardrobe. Direct access to a private balcony.





### Ensuite

5' 3" x 6' 9" (1.60m x 2.07m)

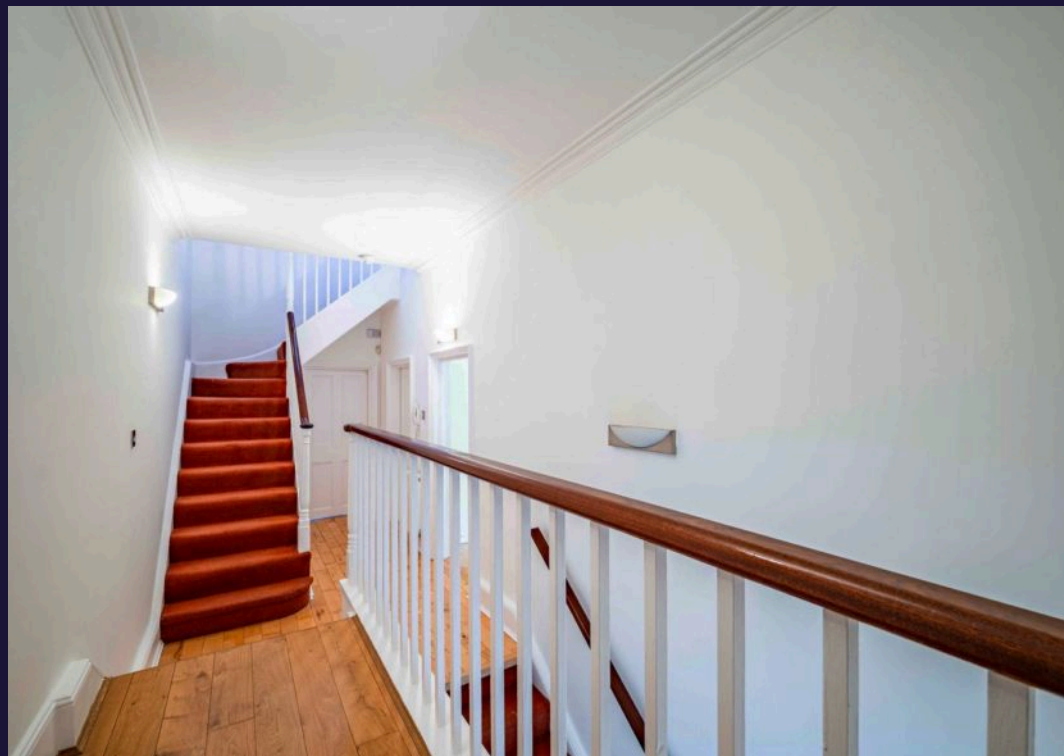
Three-piece suite comprising shower cubicle, wash hand basin, and low-level W.C. Velux window to rear aspect.

### Additional property details

- Council Tax Band: D
- Tenure: Share of Freehold
- Lease Expiry: TBC
- Ground Rent: N/A
- Service Charge: £167 per month
- EPC: TBC





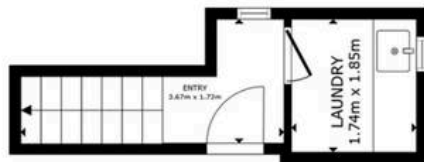




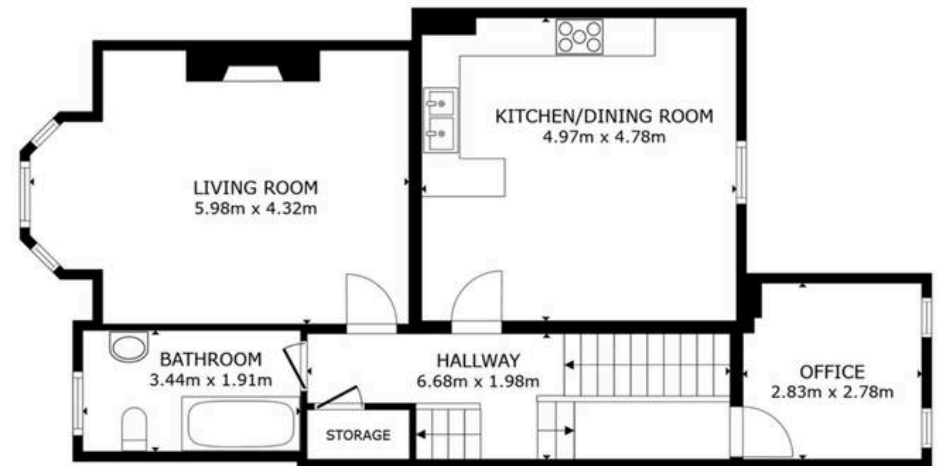




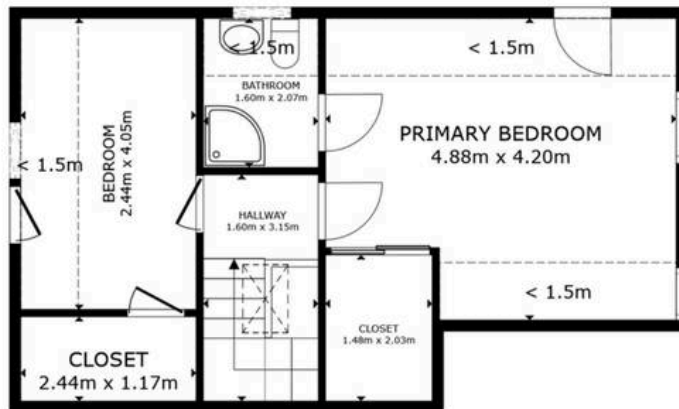
# Comfort Estates



FLOOR 1



FLOOR 2



FLOOR 3





## Comfort Estates

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