



Parkgate, Upper College Street, Nottingham

Guide Price £150,000





Parkgate Upper College Street, Nottingham

Welcome to this beautifully presented two-bedroom, two-bathroom apartment in the sought-after Parkgate development with underground parking and residents' private gym. Ideally situated on the edge of The Park Estate and just a short walk from Nottingham City Centre.

This stylish and well-maintained apartment offers a perfect blend of modern living and convenience. The spacious open-plan living area is filled with natural light and opens onto a private balcony, providing the perfect spot to relax or entertain. The kitchen is also a great size and well-equipped, complementing the apartment's bright and airy feel.

Both bedrooms are generously sized, with the master bedroom benefiting from an en-suite shower room, while the second bathroom serves guests or family members. The property has been very well cared for, allowing any buyer to move straight in and make it their own.

Whether you're a **first-time buyer** looking for a stylish city home or an **investor** seeking a strong buy-to-let opportunity, this apartment ticks every box.





Parkgate Upper College Street, Nottingham

A very well-presented apartment 2 minutes away from Nottingham CITY CENTRE. Two bedrooms and two bathrooms with A BALCONY overlooking The Park. PRICED TO SELL.

Call now to schedule a visit.

Council Tax band: D

Tenure: Leasehold

Years Remaining: 176

Service Charge: £2,525 pa

Ground Rent: £0

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Two Bedroom Apartment On The Edge Of The Park Estate
- First Floor Apartment With Private Balcony
- 2 Minutes From Nottingham City Centre
- Two Modern Bathrooms Including En-suite
- Private Underground, Gated Parking Space
- Ideal First Time Purchase or Buy To Let Investment
- Available With No Upward Chain And Vacant Possession
- Well-Presented Throughout
- Residents Private Gym



Overview

Welcome to this beautifully presented two-bedroom, two-bathroom apartment in the sought-after Parkgate development with underground parking and residents' private gym. Ideally situated on the edge of The Park Estate and just a short walk from Nottingham City Centre.

Lounge/Diner

14' 11" x 16' 8" (4.55m x 5.07m)

A bright and airy open-plan space featuring stylish laminate flooring throughout. The modern kitchen includes integral appliances for a sleek, seamless look, while the living area opens onto a private balcony — perfect for relaxing or entertaining.

Kitchen / Diner

11' 4" x 5' 4" (3.46m x 1.63m)

The modern kitchen features sleek cabinetry, integral appliances, and ample workspace, creating a practical and stylish area ideal for everyday living and entertaining.



**Bedroom 1**

14' 4" x 11' 1" (4.36m x 3.37m)

A spacious double bedroom featuring soft carpeted flooring and a private ensuite for added convenience.

En-suite

5' 1" x 5' 3" (1.55m x 1.61m)

A modern, high-quality ensuite shower room including a walk-in shower, contemporary fittings, and a sleek vanity unit.

Bedroom 2

10' 6" x 7' 4" (3.20m x 2.23m)

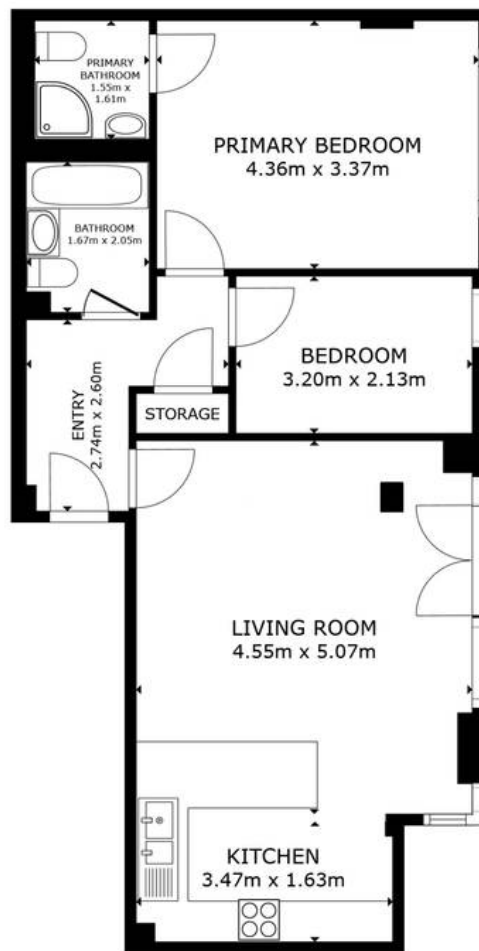
A well-proportioned second double bedroom offering ample space for furnishings and finished with soft carpeted flooring.

Bathroom

5' 6" x 6' 8" (1.67m x 2.04m)

Modern family bathroom with modern, white suite comprising a P-shaped bath with shower over, a wash hand basin, and a low-level flush W.C.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 65.0 m²
TOTAL : 65.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

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