



Promenade, Nottingham  
£785 pcm





## Flat 1

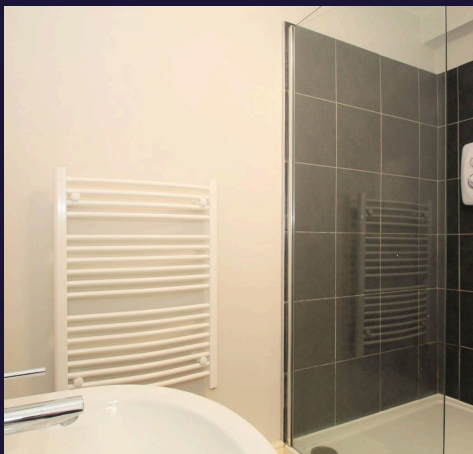
Promenade, Nottingham

Comfort Estates are delighted to bring to the market this beautifully renovated one-bedroom ground-floor apartment in this exciting Grade II Listed development.

The flat is located just 400 meters from Hockley and the City Centre, benefitting from a wealth of local amenities including nearby restaurants and bars. There is also access to excellent transport links out of the City.

In brief the property comprises; a double bedroom, bathroom, fitted kitchen with appliances, open plan living/dining room and features a south-facing communal front garden. The ideal place to catch some sunshine and enjoy the views of the park.

Finished to a high standard – Book a viewing now to avoid disappointment!





## Flat 1

Promenade, Nottingham

| One Double Bedroom | Ground-Floor Apartment | Available November 2025  
| Grade II Listed Building | Open Plan Living | Unfurnished | 360 Virtual Tour |  
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Impressive Conversion
- Modern Finish
- Open Plan Living
- Unfurnished Apartment
- Great Transport Links
- Grade II Listed Building
- Views over the Park
- Available 14th November 2025



### **Kitchen/Lounge**

16' 0" x 14' 9" (4.89m x 4.49m)

A light and spacious room with views over the park providing access through to the bedroom and bathroom. Tastefully decorated with neutral décor, deep skirtings, spot light fittings, and a large sash window to the front aspect. With a fully fitted kitchen having a range of cream wall and base units with wood effect roll edge work surfaces, single stainless steel sink with mixer tap over, single electric oven with 4 ring electric halogen hob, stainless steel upstand with integrated extractor over, switches, sockets and connectivity points.

### **Entrance Hallway**

Providing access through to the lounge/kitchen and rest of the flat, with electric heating and intercom.

### **Bedroom**

11' 8" x 7' 8" (3.55m x 2.33m)

With wood laminate flooring, neutral décor, deep skirtings, sash window to the rear aspect, electrical central heating radiator, switches, sockets and connectivity points.

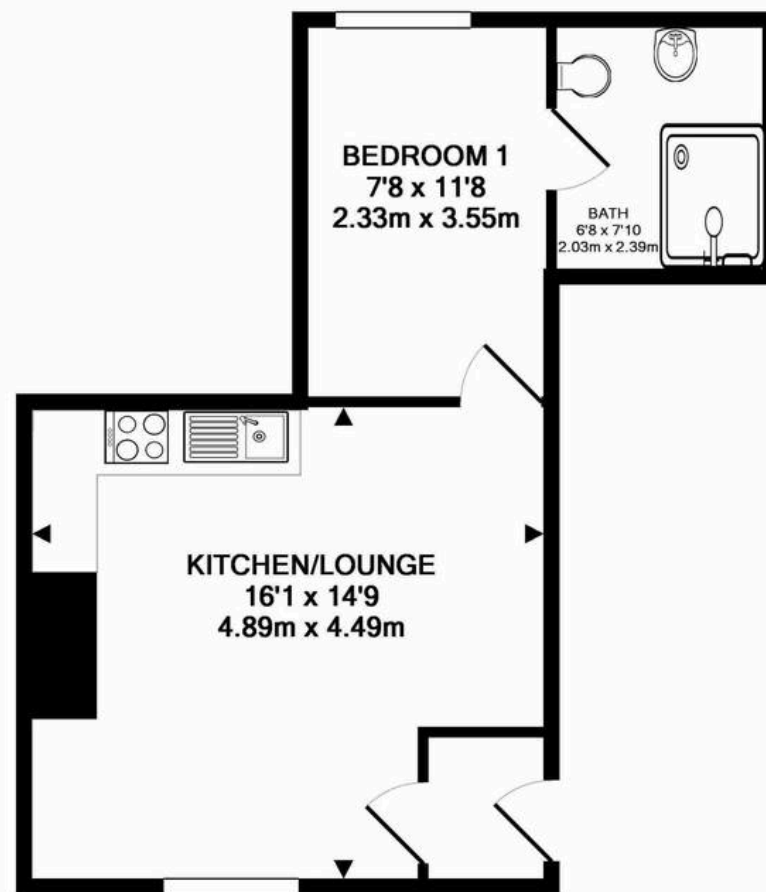
### **Bathroom**

7' 10" x 6' 8" (2.39m x 2.02m)

A well proportioned bathroom with large low profile walk-in shower, ceramic tile surround, electric shower, wash hand basin, WC, extractor fan and white heated towel rail.







**TOTAL APPROX. FLOOR AREA 367 SQ.FT. (34.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Comfort Estates

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