



Flat 1, Sedgley Avenue, Nottingham
£975 pcm

 **Comfort**
Estates



Flat 1

Sedgley Avenue, Nottingham

Modern One-Bedroom Ground Floor Apartment with Gated Parking – Close to City Centre

Comfort Estates are delighted to present this beautifully presented and contemporary one-bedroom ground floor apartment, designed with style and functionality in mind—ideal for young professionals seeking a high-quality home near Nottingham City Centre. Located just a short walk from Hockley and the Lace Market, the property enjoys easy access to a vibrant array of restaurants, bars, and local amenities, along with excellent transport links.

Property Features:

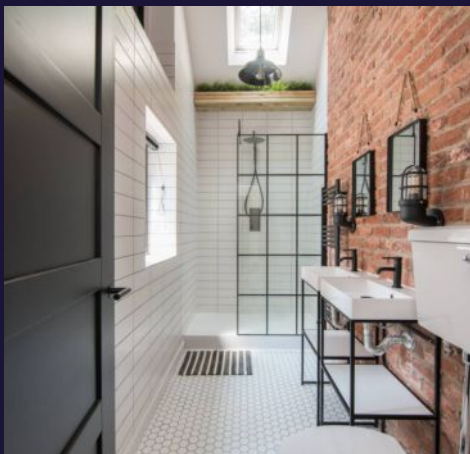
- Spacious double bedroom
- Open-plan lounge and dining area
- Modern fitted kitchen with integrated appliances
- Stylish, generously sized bathroom
- Secure, private gated parking
- Offered fully furnished

This apartment offers a perfect blend of comfort, convenience, and modern living in a sought-after location.

Fast speed WiFi Broadband is provided by the landlord at an additional cost of £23pcm. **Available early December 2025 – contact Comfort Estates today to arrange your viewing and avoid missing out!**

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Flat 1

Sedgley Avenue, Nottingham

| One Bedroom Flat | Available 3rd December 2025 | Fully Furnished | Great Location | Off-road Parking | Excellent Transport Links | 360 Virtual Tour | Fast Speed Broadband Provided |
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to Lace Market
- Bespoke Furniture
- Modern Fitted Kitchen
- Excellent Transport Links
- Secure Gated Car Parking
- Modern Design
- Available 3rd December 2025
- Short Walk to a Local Shop
- Fast Speed Broadband



Open Plan Living Space

15' 0" x 14' 6" (4.58m x 4.42m)

A lovely open-plan kitchen/dining/living space featuring a matt-black kitchen with black feature tiles splash pack. With integrated appliances including dishwasher, washer, oven and fridge freezer. Furnished with a L-shaped sofa, 4 bar stools, footstool and coffee table. With pendant lights, wooden flooring and column radiator.

Entrance Hall

5' 5" x 4' 0" (1.64m x 1.23m)

Enter via black aluminium door into the entrance hallway providing access into the kitchen/diner and bathroom. With wooden flooring, gas boiler cupboard and single light fitting.

Bedroom

14' 11" x 8' 7" (4.56m x 2.62m)

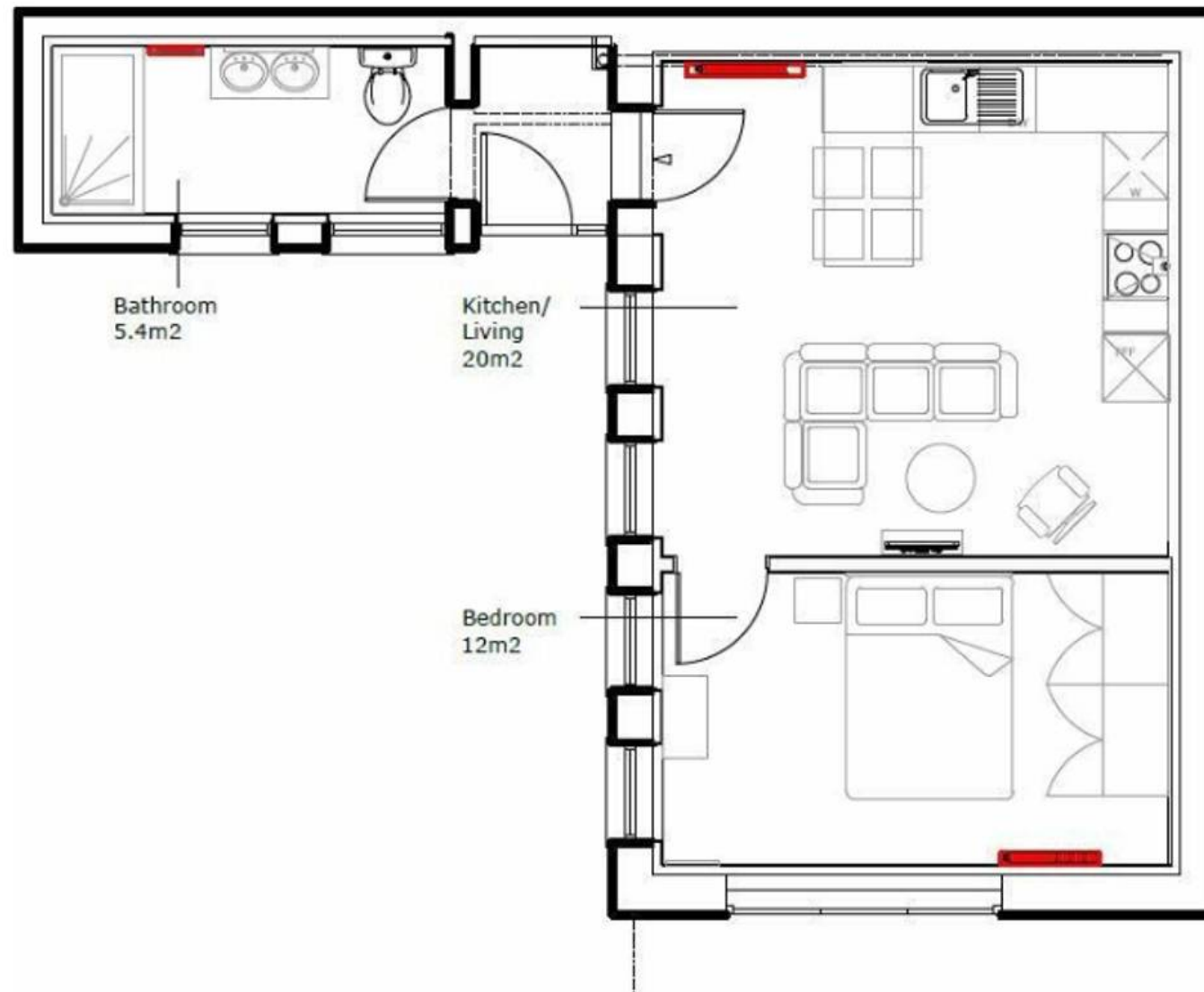
A well appointed room with traditional radiator, uPVC double glazed window to the front aspect, white walls with exposed brick feature wall, wood flooring and feature light. Furnished with double bed, side table and double wardrobe.

Bathroom

11' 8" x 4' 11" (3.56m x 1.50m)

Surely the stand-out feature of the flat - an incredible double height bathroom with beautiful double shower tray, velux window, feature tiles, exposed brickwork and double freestanding sinks. A truly insta-worthy bathroom!







Comfort Estates

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