



Parkgate, Upper College Street, Nottingham
£1,250 pcm

 **Comfort**
Estates



Parkgate, Upper College Street

Nottingham

Located in the heart of the City, Comfort Estates are delighted to present this contemporary apartment within the Parkgate Building.

The apartment offers a spacious open-plan living/dining area with kitchen and doors leading out to a balcony, two double bedrooms, and two modern bathrooms. The property has recently been refurbished to a high standard, featuring fresh décor, new blinds, carpets, and furniture throughout.

Positioned on the doorstep of a wide range of amenities, residents can enjoy easy access to shops, restaurants, cafés, cultural venues, and entertainment options, all within walking distance.

Further benefits include a secure allocated parking space, a gym located on the ground floor of the building and a mechanical ventilation heat recovery system for heating and air conditioning.

Available from March 2026, this apartment is ideally suited to two professional sharers or a couple.



Kitchen

16' 5" x 9' 5" (5.01m x 2.87m)

A modern fitted kitchen with a range of beech effect wall and base units and breakfast bar. There is a stainless steel sink with mixer tap, an electric single oven, electric hob with stainless steel extractor chimney, integrated dishwasher and free-standing fridge. The breakfast bar comes with two stylish stools ready for you to take a seat and enjoy the space.

Open-plan Living Space

16' 5" x 12' 5" (5.01m x 3.79m)

A fantastic open plan kitchen and living room with large windows the length of the room making it a bright and welcoming living space. Neutrally decorated to suit all tastes with wood laminate flooring, spotlight fittings and a subtle feature wall. The living area is furnished with a sofa, armchair, coffee table, and side table.

Master Bedroom

14' 8" x 10' 5" (4.48m x 3.18m)

Large double windows to the side aspect bring in plenty of light to this luxurious, master, en-suite bedroom. The room is decorated with venetian blinds, grey carpet, neutral décor and subtle feature colour wall and furnished with a double bed, bedside drawers and a free standing wardrobe.

Bedroom 2

12' 4" x 12' 3" (3.76m x 3.73m)

A spacious and well-proportioned doubled bedroom with dual aspect windows overlooking upper college street letting in plenty of light. The bedroom is decorated with blinds, grey carpet and a feature wall and furnished with a double bed, chest of drawers and a freestanding wardrobe.



Master Bedroom Ensuite

9' 5" x 5' 9" (2.88m x 1.74m)

Including a white panel bath with mixer shower over, a pedestal wash hand basin and low flush WC. Decorated with wood effect lino floor, neutral décor and spotlight fitting.

Bedroom 2 Ensuite

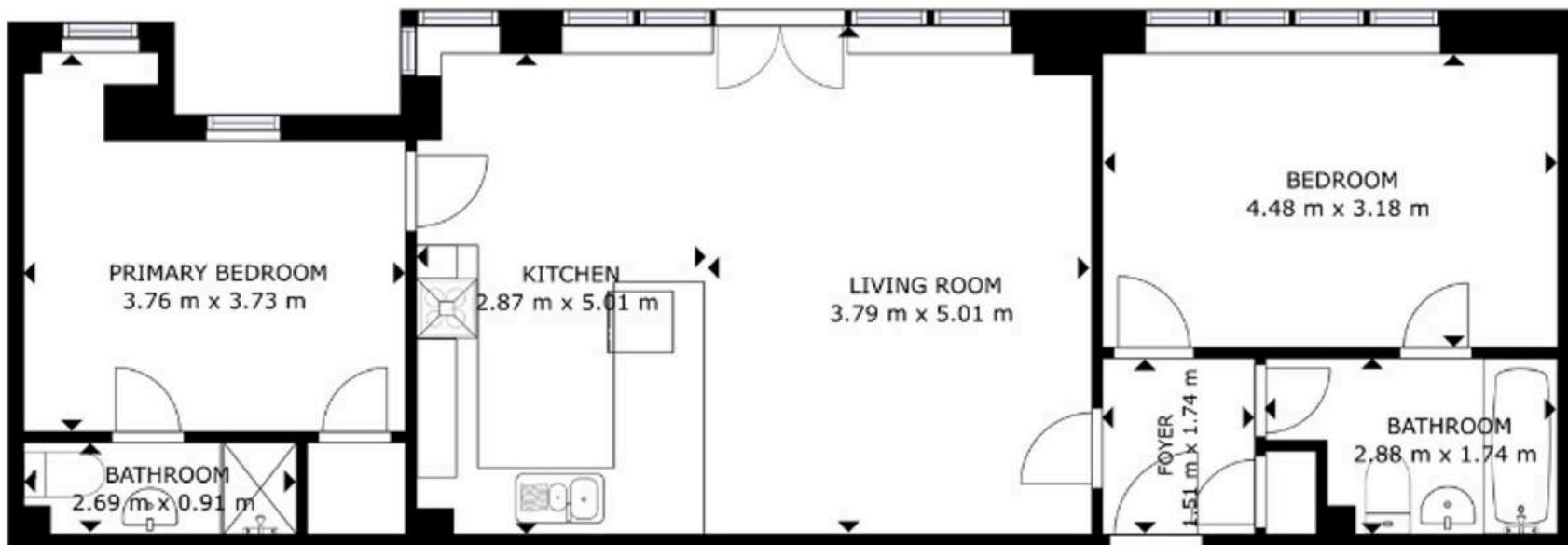
8' 10" x 3' 0" (2.69m x 0.91m)

The ensuite features a low flush WC, pedestal wash hand basin with mixer tap and a shower enclosure with mixer shower. Neutrally decorated with wood effect lino floor.

Entrance

Enter the apartment via a solid wood front door into the entrance porch, which provides access to the open plan kitchen and living room and 2 en-suite bedrooms.





GROSS INTERNAL AREA
GROUND FLOOR: 72.6 m²
TOTAL: 72.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

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