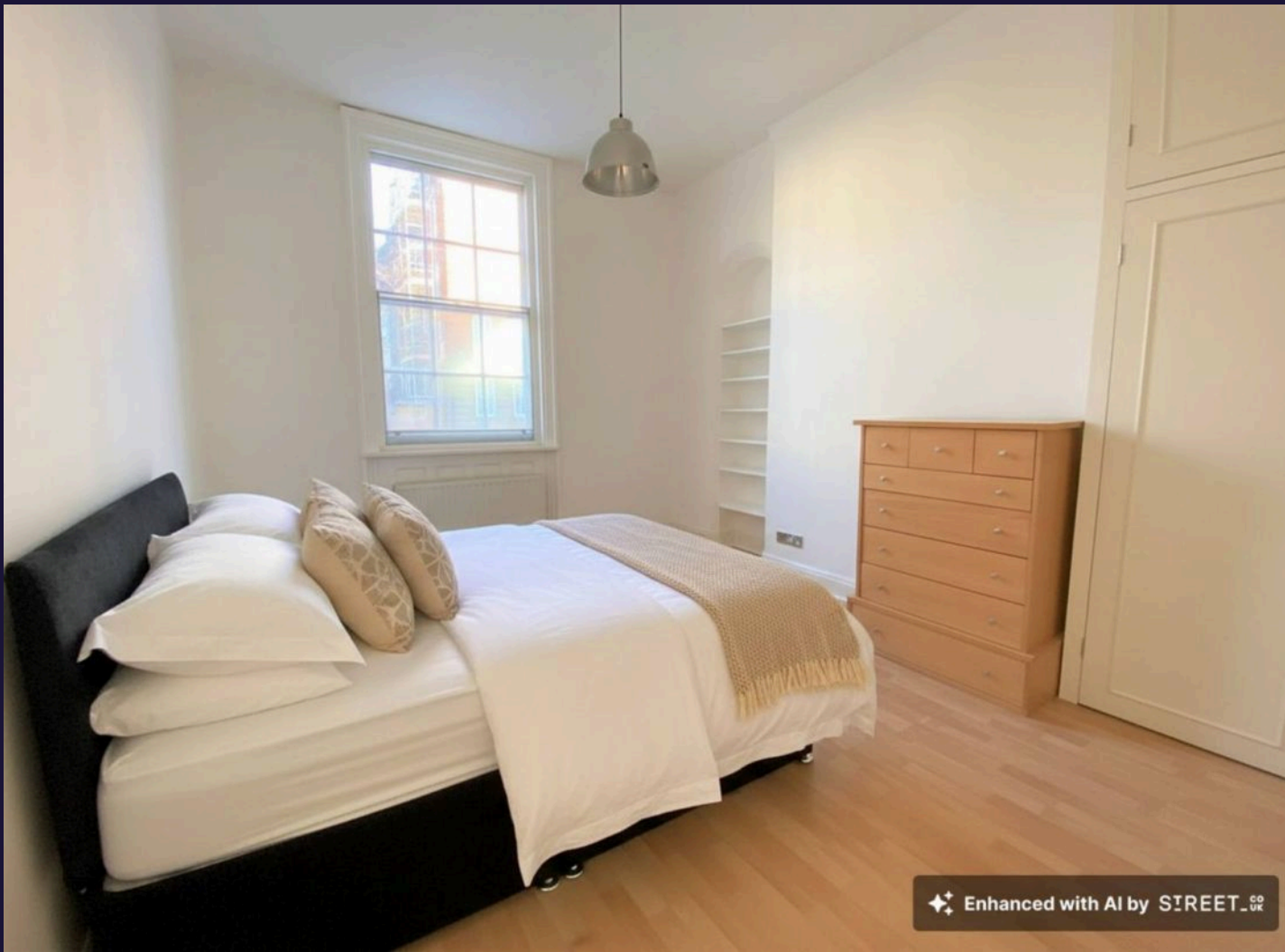




William House, Clinton Terrace, Derby Road  
£925 pcm



## William House

Clinton Terrace, Nottingham

Comfort Estates are pleased to present this spacious one-bedroom ground-floor apartment, ideally located close to Nottingham City Centre, with attractive views of the Park Estate & Nottingham Castle.

The apartment is set back from the road with only three flats in total in the building. It features a generous living area with high ceilings and a sofa, creating a bright and welcoming space. A large bedroom is positioned at the front of the property and benefits from built-in shelving and storage. The accommodation is completed by a bathroom with a separate bathtub and shower, along with a fitted kitchen including appliances and under-counter space for a washing machine to be connected.

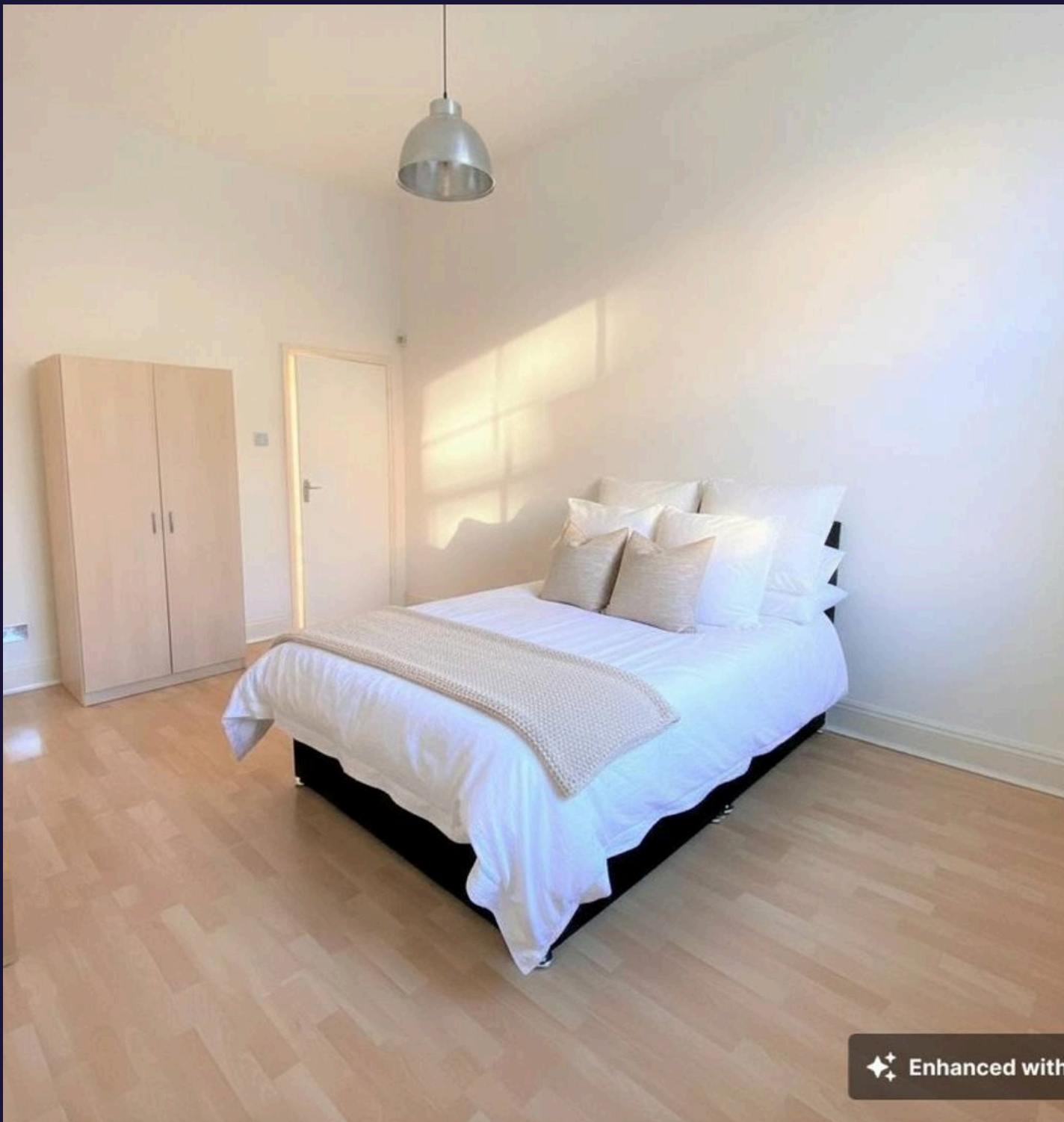
Derby Road is a highly convenient location for those wishing to be within walking distance of the City Centre. The Park Estate is right on the doorstep, with excellent local and main bus routes nearby, as well as a variety of local amenities.

The property also offers off street parking to the rear of the building.

This apartment is ideally suited to a professional single occupant or a couple and is offered part-furnished, available from 20th February 2026.







### Living Area

18' 5" x 16' 9" (5.61m x 5.11m)

The property benefits from a particularly spacious living area, finished with white walls and laminate flooring and coving coving complete with built in shelves. High ceilings and large windows flood the room with natural light, while offering attractive views across the Park Estate and Nottingham Castle. This room includes a sofa and a useful built-in cupboard housing the combi boiler.

### Kitchen

9' 4" x 5' 10" (2.85m x 1.77m)

The kitchen is fitted with a range of wall and base units and is finished with white tiled walls, grey worktops, and grey flooring. Appliances include a gas hob, oven, microwave, integrated fridge, and a countertop freezer. There is also under-counter space available for a washing machine to be fitted.

### Bedroom

16' 1" x 12' 4" (4.91m x 3.75m)

A large and bright bedroom located at the front of the apartment, finished with white walls and laminate flooring. The room also benefits from built-in shelving and storage.

### Bathroom

8' 6" x 7' 10" (2.58m x 2.38m)

The bathroom is finished in a stylish navy and white colour scheme and features a freestanding roll-top bathtub, separate shower cubicle, WC, wash basin, heated towel rail, and a wall-mounted storage cabinet. The space is completed with a combination of navy and white tiled walls, some painted aspects and grey flooring.





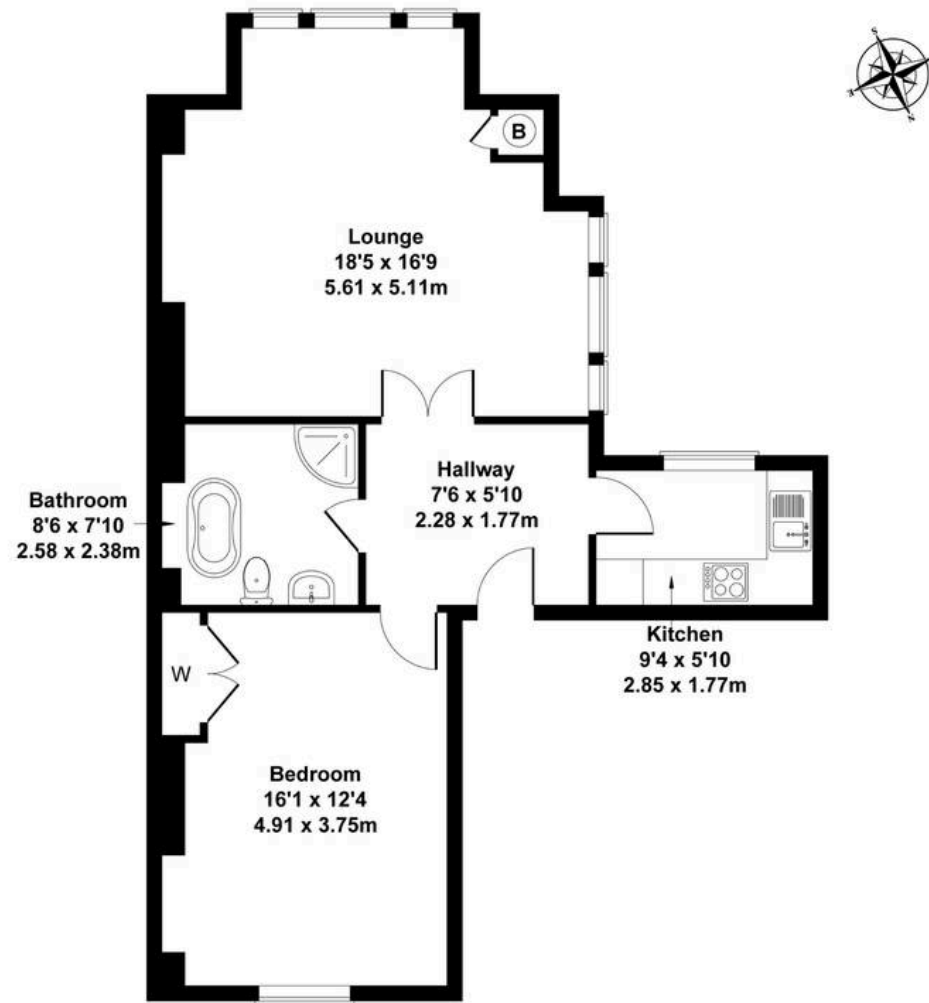






# Comfort Estates

Approximate Gross Internal Area  
678 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



## Comfort Estates

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