



Appleton Gardens, Nottingham  
£875 PCM

# Appleton Gardens

## Nottingham

Comfort Estates are pleased to present this ground-floor apartment located in Appleton Gardens, Woodthorpe.

This spacious property briefly comprises two double bedrooms, both with built-in wardrobes, an en-suite bathroom, main bathroom, living area, and kitchen with dining space. Additional benefits include patio doors from the living area leading onto a small decking area at the front of the building, as well as an allocated parking space within the grounds.

Conveniently located, the apartment offers easy access to the local high street, where you will find a range of amenities including shops, cafés, and restaurants. Local bus routes are just a short walk away, providing direct access to and from Nottingham City Centre.

The apartment is ideal for a professional couple or two sharers looking for a bright and spacious home. Offered unfurnished and available now.





### **Hallway**

The entrance is neutrally decorated with laminate flooring and provides access to all the rooms within the property - there's also a handy built in storage cupboard.

### **Lounge**

15' 10" x 10' 4" (4.82m x 3.14m)

Spacious and bright living area, neutrally decorated throughout with laminate flooring. The room features floating shelving and patio doors leading onto a small decking area, ideal for enjoying during the summer months. A partition wall with a glass mosaic-style feature provides access to the kitchen and dining area.

### **Kitchen/Diner**

12' 9" x 8' 6" (3.89m x 2.58m)

Fully fitted kitchen with integrated appliances, including a washer/dryer, electric hob, oven, extractor fan, and fridge/freezer. Wooden wall and base cabinets provide ample storage, complemented by generous worktop space with a sink and draining board. To the side of the kitchen is a dining area with a table and chairs, along with a shelving unit positioned by the window.

### **Main Bedroom**

14' 5" x 13' 3" (4.39m x 4.03m)

Located at the end of the hallway, this generous double bedroom is decorated in neutral tones with carpeted flooring. The room benefits from built-in wardrobes providing ample storage, a TV, and an en-suite bathroom.



### **En-suite bathroom**

The en-suite bathroom is fitted with a shower cubicle, wash basin, WC, and mirror with shelf. The walls feature blue mosaic tiles complemented by light-coloured painted walls, with lino flooring completing the space.

### **Bedroom**

13' 2" x 12' 2" (4.01m x 3.72m)

A further double bedroom decorated with neutral walls and carpeted flooring, the rooms also benefits from built in wardrobes.

### **Bathroom**

7' 3" x 6' 1" (2.20m x 1.86m)

The main bathroom is fitted with a shower over bath, WC, wash basin, heated towel rail, and a wall-mounted cabinet with mirror. The room is finished with white and blue wall tiles, painted walls, and lino flooring.



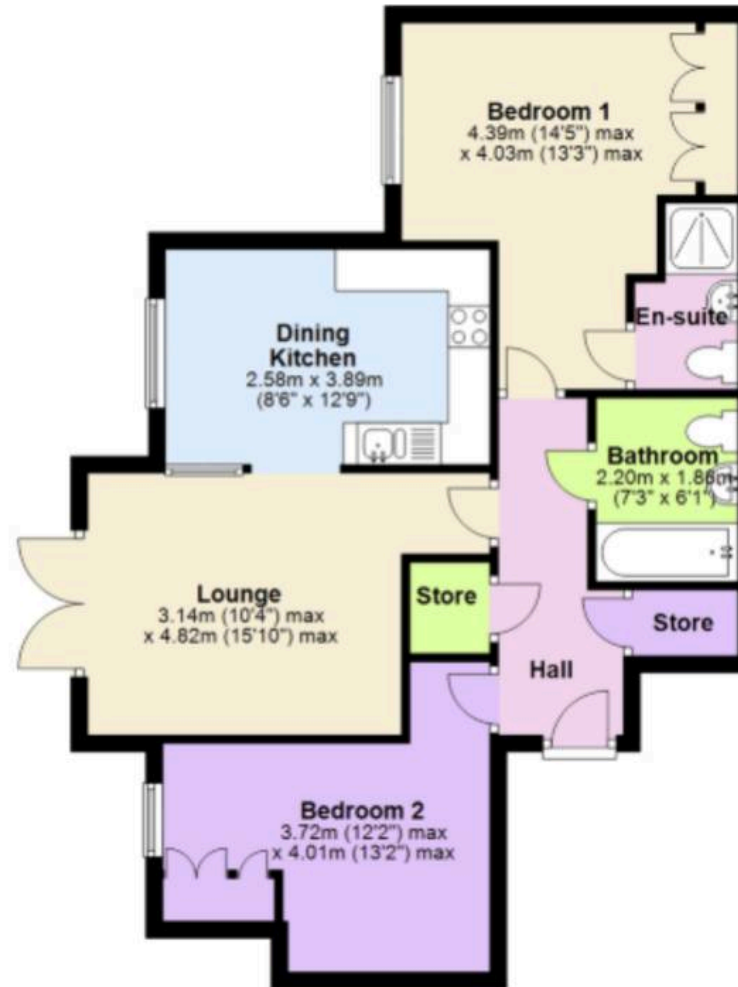




# Comfort Estates

## Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 sq. feet)



## Comfort Estates

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