



Cliff Road, Nottingham  
£850 pcm

 **Comfort**  
Estates



## 63 Cliff Road

### Nottingham

Comfort Estates are pleased to present this modern, recently renovated one-bedroom apartment, ideally located on Cliff Road, within walking distance of Nottingham City Centre and Nottingham Train Station.

Situated within a well-maintained building beside Nottingham's historic caves, the property briefly comprises an entrance hallway, a spacious open-plan living, dining and kitchen area with built-in storage, a well-proportioned double bedroom and a modern bathroom. The apartment is tastefully decorated throughout, offering a stylish and comfortable living space, and is offered furnished.

The location is ideal for professionals, with Nottingham City Centre and the Train Station both just a short walk away, providing excellent transport links in and out of the city. A wide range of local amenities can also be found nearby, including cafes, shops, restaurants and supermarkets. A large gym is within walking distance, and the vibrant Sneinton Market is also close by, known for its colourful independent businesses, eateries and regular events.

Available from the 25th April, this property would be perfect for a single professional occupant or a couple looking for a modern home in a convenient location. Get in touch today to arrange a viewing.

*Please note: Example images have been used from another apartment within the same building. Flat 3 has the same layout.*





### **Bedroom**

8' 4" x 11' 3" (2.53m x 3.44m)

Bright yet cosy double bedroom with a bed and mattress provided. The room benefits from a fitted curtain pole and offers space for additional furnishings such as a wardrobe or chest of drawers. Neutrally decorated, it provides a comfortable and versatile space, ideal for a single occupant or a couple.

### **Open Plan Lounge & Kitchen**

14' 10" x 14' 4" (4.53m x 4.37m)

Open plan living area complete with a sofa, dining table and chairs, as well as a built-in storage cupboard providing practical space for everyday items. Large windows flood the room with natural light, creating a bright and welcoming atmosphere. The compact yet functional kitchen is well designed and features both wall and base units with drawers. Appliances include an electric hob, oven, extractor fan, sink and an undercounter fridge/freezer, making it an ideal space for convenient day-to-day cooking.

### **Bathroom**

11' 8" x 5' 0" (3.56m x 1.53m)

Modern and stylish bathroom decorated with a combination of white tiled and painted walls, complemented by contrasting darker flooring for a contemporary finish. The room features a spacious shower cubicle, WC, wash basin and a wall mounted light-up mirror. A washer/dryer is also conveniently located in the bathroom, making excellent use of the space.



FLOOR PLAN

Approx total area: 31 sqm



# Comfort Estates

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