



Pavior Road, Nottingham  
£900 pcm

 **Comfort**  
Estates

# Pavior Road

Nottingham

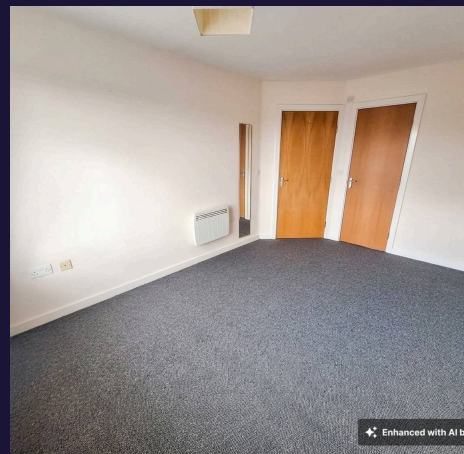
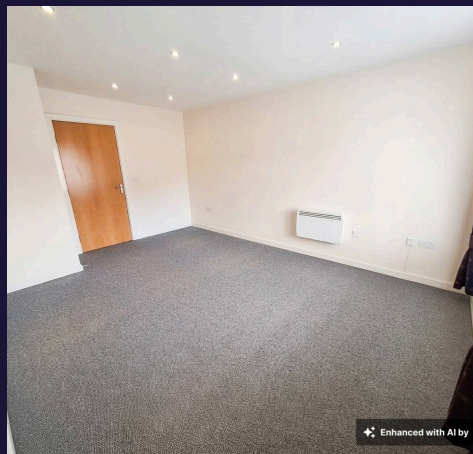
Comfort Estates are delighted to present this spacious two-bedroom apartment, located within a well-maintained development just a short distance from the City Hospital.

Offering generous living space throughout, the property features a bright living area flowing into an extended dining space, creating a versatile and sociable layout. The separate kitchen is well-appointed with ample worktop and storage space, along with integrated appliances for everyday convenience.

There are two well-proportioned double bedrooms, with the main bedroom benefiting from a private en-suite shower room. A further modern bathroom with a three-piece suite, including shower over bath, serves the rest of the property.

Externally, the property benefits from secure gated parking and is offered unfurnished.

Ideally located within easy reach of local amenities, transport links and Nottingham City Centre, this apartment is well suited to healthcare professionals, couples or sharers.





### Hall

16' 1" x 3' 7" (4.90m x 1.10m)

A welcoming entrance hallway providing access to all rooms within the apartment. The space benefits from a secure intercom entry system and a useful storage cupboard, which also houses the water tank, offering practical storage for coats, shoes and household items.

### Lounge

15' 5" x 11' 6" (4.70m x 3.50m)

A spacious and bright living area offering plenty of room for both seating and relaxation. A large window allows for excellent natural light, with an archway leading through to the dining area, creating an open yet defined living space.

### Dining Room

15' 1" x 6' 11" (4.60m x 2.10m)

A bright and spacious extended dining area, offering a fantastic additional living space within the apartment. The room benefits from three windows, allowing for an abundance of natural light throughout the day, creating an airy and inviting atmosphere. An electric heater provides comfort year-round, making the space ideal for dining, working from home or as a versatile extension of the living area.

### Kitchen

14' 9" x 12' 10" (4.50m x 3.90m)

A well-presented kitchen fitted with a range of wall and base units, offering ample worktop and storage space. The kitchen is equipped with appliances as shown in the photographs, including a fridge freezer, washer dryer and dishwasher, providing convenience for everyday living. A practical and functional space, well-suited to both cooking and day-to-day use.

✦ ✦ ✦ Enhanced with AI



### **Bedroom 1**

12' 6" x 8' 10" (3.80m x 2.70m)

A spacious and well-proportioned double bedroom, offering a comfortable and relaxing environment. The room benefits from an electric heater for year-round comfort and provides ample space for bedroom furnishings. Further benefits include access to a private en-suite, enhancing both convenience and privacy.

### **Ensuite**

6' 3" x 3' 7" (1.90m x 1.10m)

A modern en-suite shower room fitted with a shower enclosure, wash hand basin and WC. The space also benefits from a medicine cabinet, providing useful additional storage. A practical and well-presented room, offering added convenience and privacy for the main bedroom.

### **Bedroom 2**

12' 6" x 6' 11" (3.80m x 2.10m)

A smaller yet well-proportioned double bedroom, offering a versatile space suitable for a second occupant, guest room or home office. The room comfortably accommodates a double bed and essential furnishings, making it a practical addition to the apartment.

### **Bathroom**

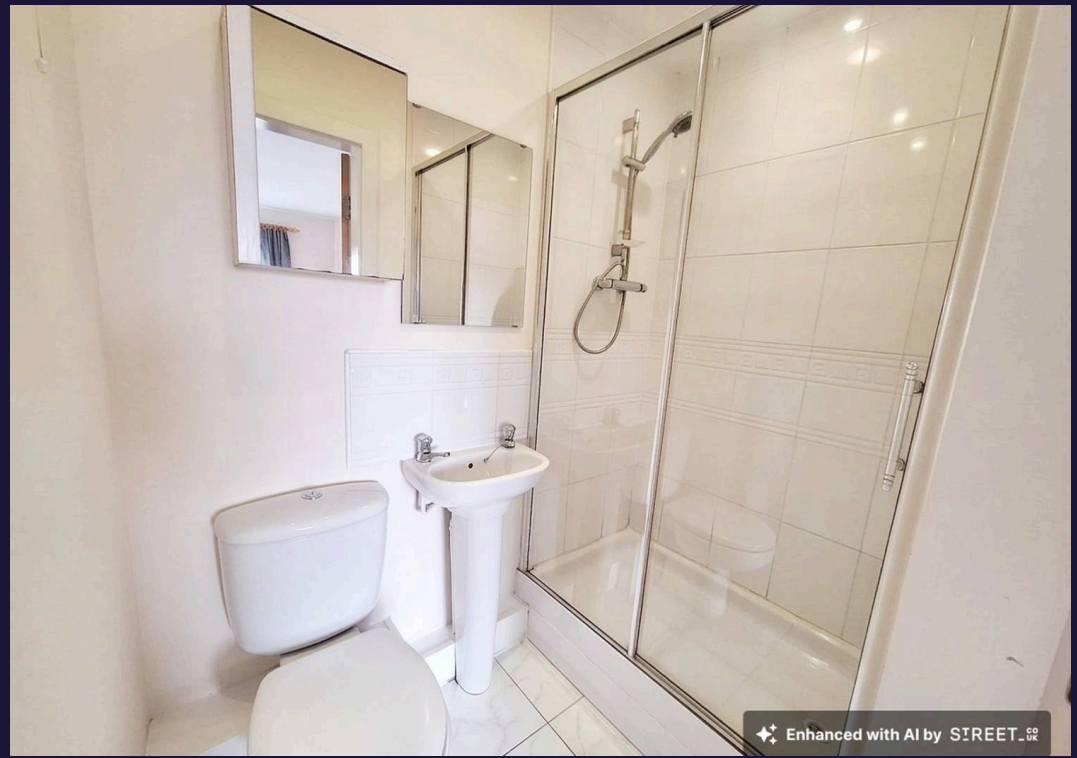
5' 11" x 5' 11" (1.80m x 1.80m)

A well-presented main bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. The space also benefits from a medicine cabinet, providing useful additional storage. Finished with neutral tiling, it offers a practical and comfortable setting for everyday use.

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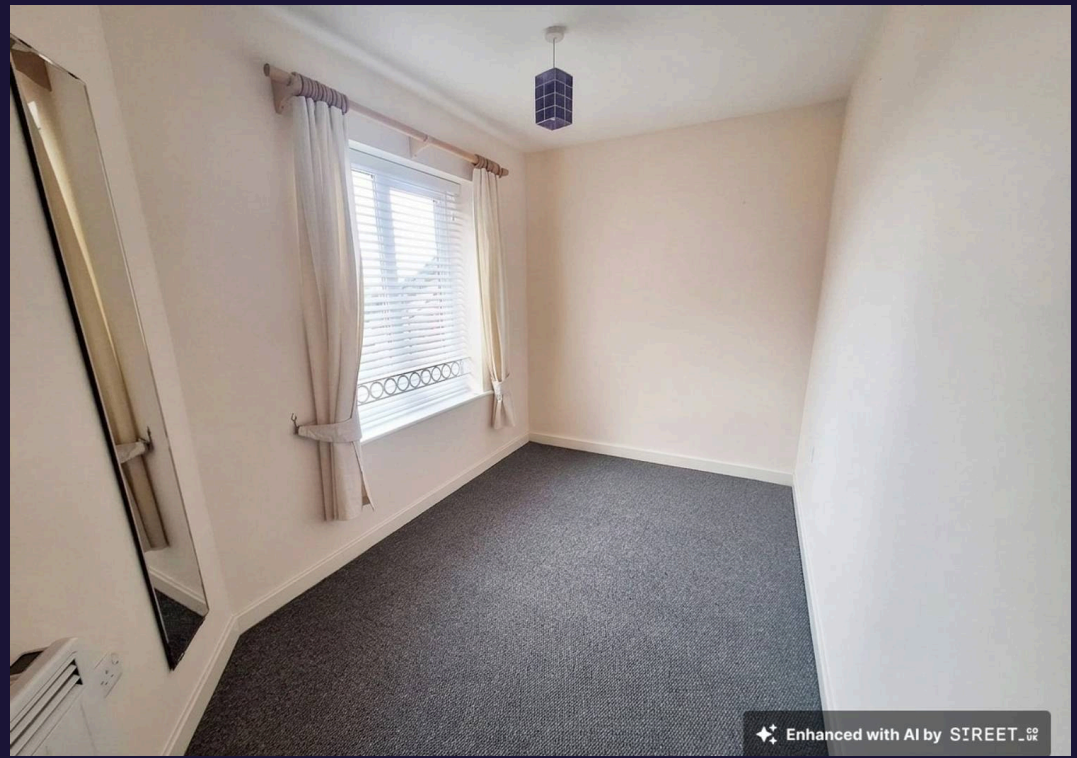
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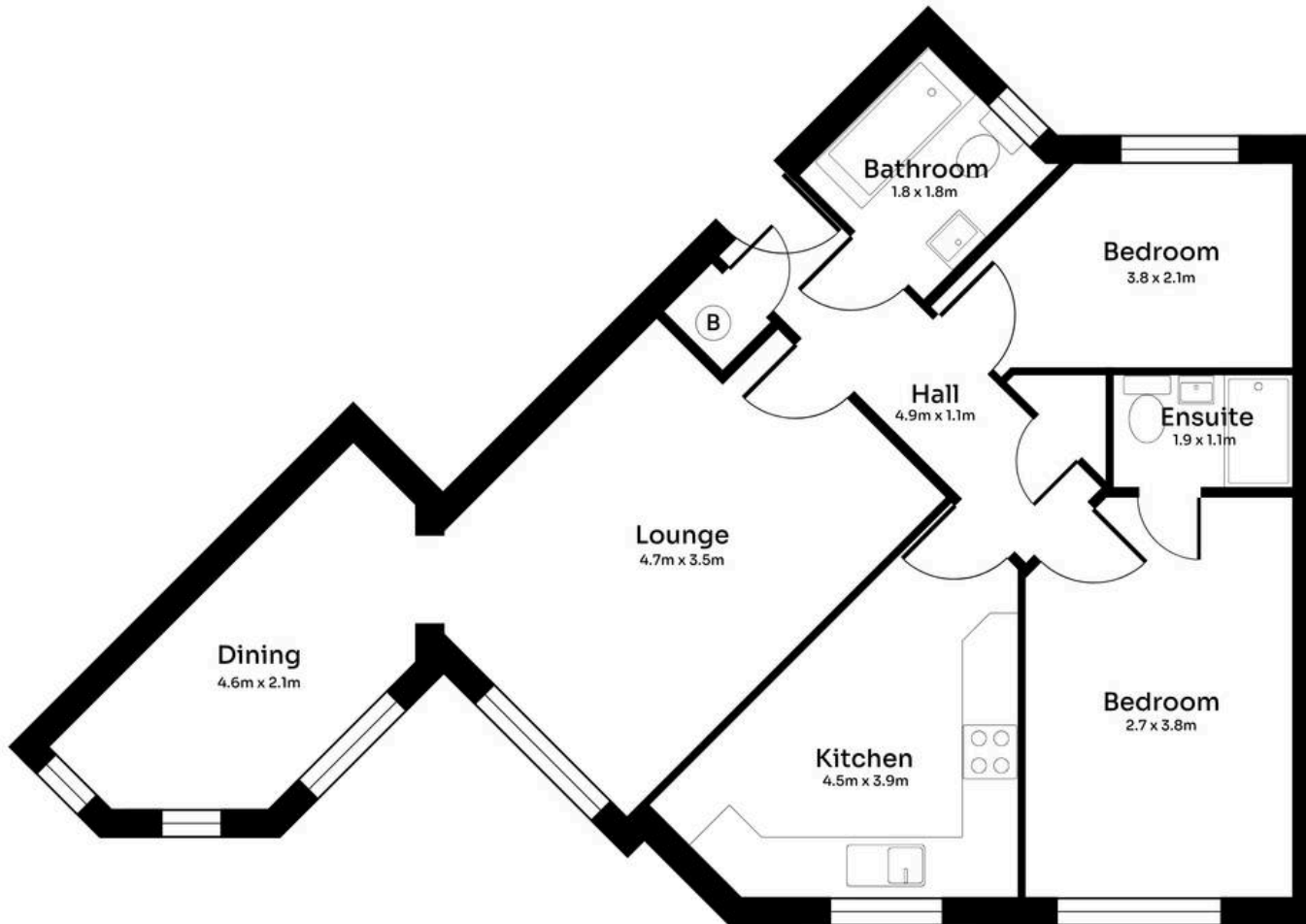
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Total: 73 m<sup>3</sup>  
Not to Scale.  
For Illustrative Purposes Only.



## Comfort Estates

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