



Halifax Place, Nottingham
£3,476 pcm | 160pppw | Including Bills

 **Comfort**
Estates



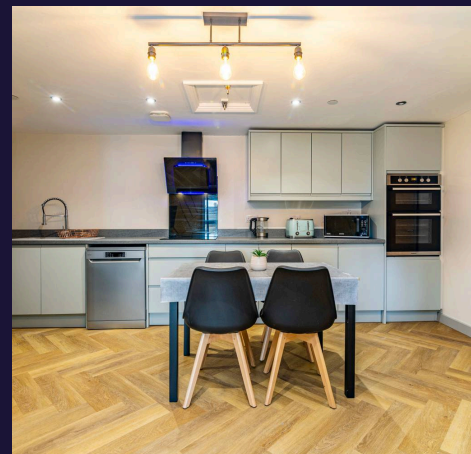
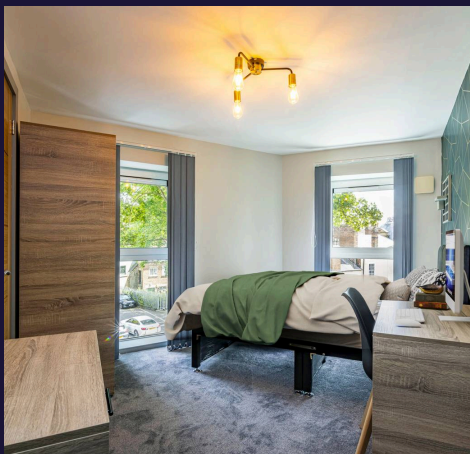
Halifax Place, Nottingham

This impressive five-bedroom, five-bathroom flat offers contemporary living throughout, thoughtfully designed to accommodate both comfort and style. The spacious open plan living area serves as the heart of the home, featuring a modern kitchen with sleek units, integrated appliances, a double oven, and elegant herringbone wooden effect flooring. Adjacent to the kitchen lies a dedicated dining area, perfect for gatherings and entertaining. Each bedroom is finished with modern decor, stylish lighting fixtures, and generous built-in wardrobes, offering ample storage. Large windows in every room ensure bright, airy spaces ideal for relaxation and productivity.

Living here means you're right in the centre of it all – just moments from Nottingham's vibrant mix of **independent cafés, popular bars, restaurants, shops, and cultural hotspots**, including theatres and live music venues. Perfectly positioned for students, you'll also benefit from **excellent transport links**, with Nottingham Train Station, tram stops, and bus routes all within walking distance, connecting you to both university campuses, the train station, the Queens Medical Centre.

The contract dates are flexible.

Don't miss out on making this stunning property your new home – book your viewing today!





Halifax Place, Nottingham

| Your Next Student Home for 2026/27 | 5 Bedrooms | All Ensuite | £160pppw | £695ppm | Bills Included | Flexible Dates | 360 Virtual Tour Available | Great Transport Links | Tram Stop Outside | Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: A

- New Development 2023
- Sought-After Lace Market Location
- Great connectivity to campus and the QMC
- Close to great public transport links
- Close to Nottingham Train Station
- Ensuite Bedrooms
- Open plan living area
- Bills included
- Second Floor



Open Plan Kitchen/Living Area

A bright and modern kitchen with appliances including an oven, electric hob and extractor fan, fridge/freezer, kettle, microwave and toaster. The room is furnished with a table and chairs, sofa, coffee table and TV. With herringbone flooring and spotlights.

Hallway & Utility Room

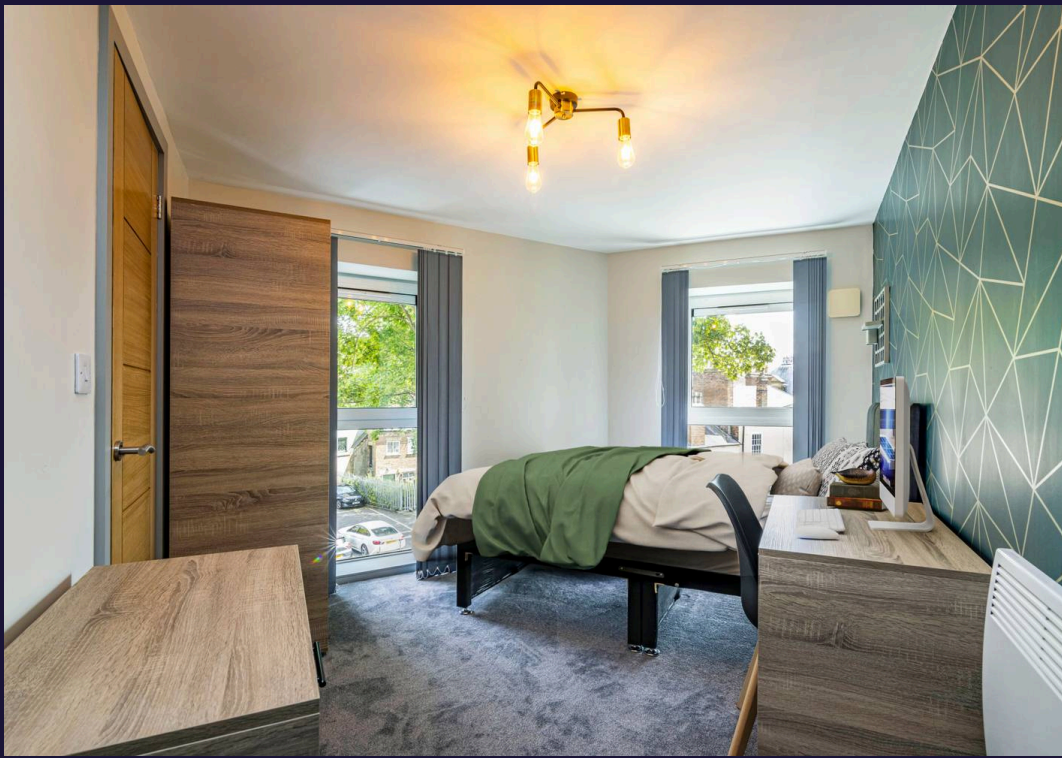
A spacious hallway leads to all the rooms and has a utility cupboard housing the washing machine and provides some additional storage.

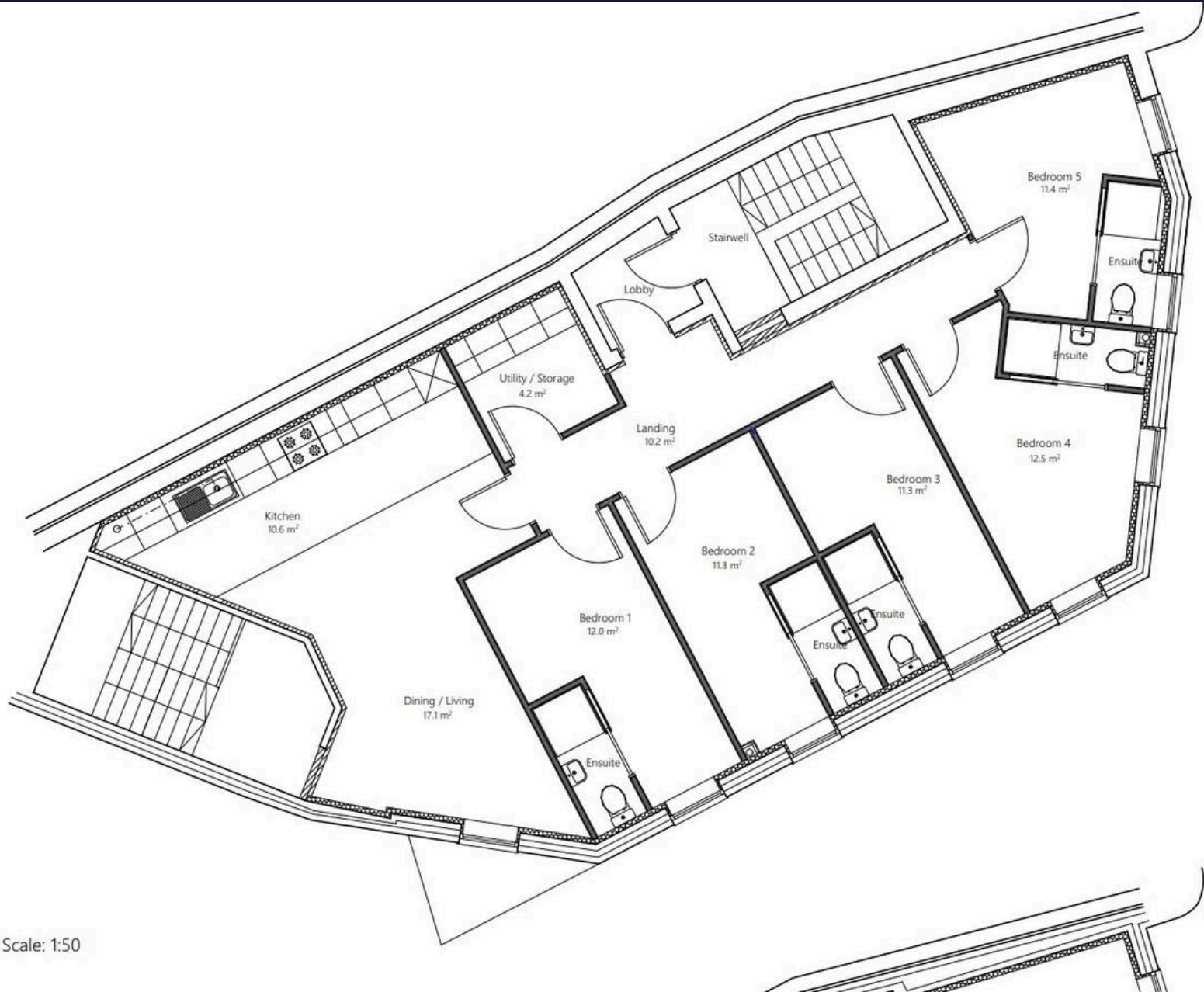
Ensuite Bedrooms

All five bedrooms are bright and spacious with en-suites, they are fully furnished with a wardrobe, set of drawers and desk. The modern en-suite includes a three piece suite with a mirror vanity.

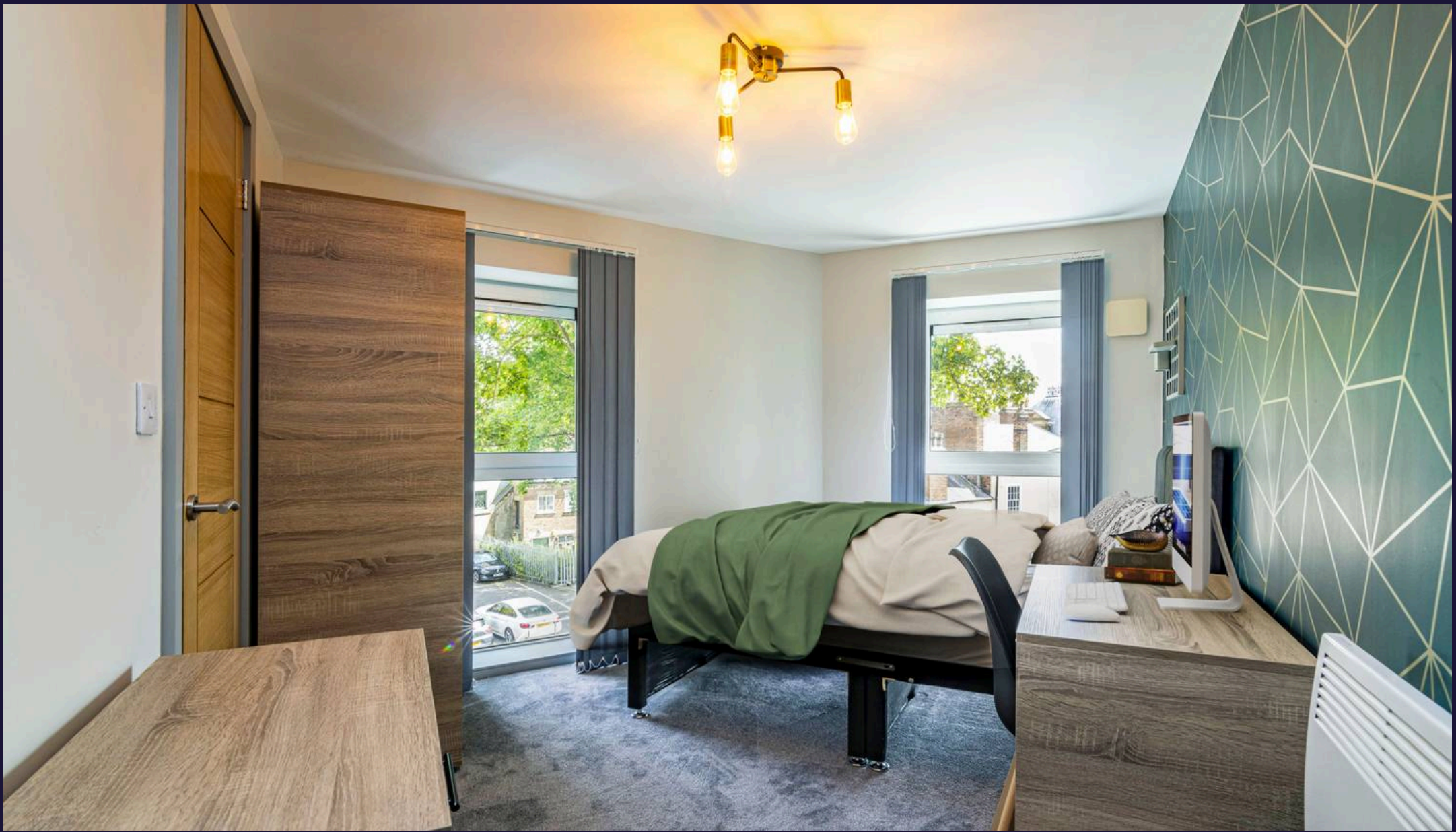
Bills

Bills are included in the rent, subject to fair usage which will be outlined in your tenancy agreement. Bills included are water, electricity and internet. The Tenant is responsible for arranging the supply and payment of all other bills and utilities, if applicable.





Second Floor Plan Scale: 1:50



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk