



Clarendon Street, Nottingham  
£1,050 pcm

 **Comfort**  
Estates



## Clarendon House

Clarendon Street, Nottingham

Comfort Estates present this well-proportioned two-bedroom apartment, ideal for professionals seeking modern, low-maintenance living.

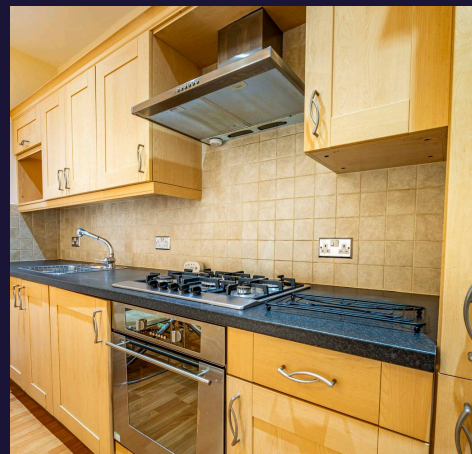
The apartment opens into a bright open-plan kitchen, living and dining area with double doors leading out to a communal garden. The kitchen includes integrated appliances, while the living space is furnished with sofa, dining set and additional seating.

There is a spacious primary double bedroom with built-in storage, alongside a versatile second room, ideal as a home office, nursery or dressing room.

The bathroom features a full-sized bath with overhead shower, wash basin and WC.

Further benefits include **secure gated allocated parking** and access to communal outdoor space.

**Offered fully furnished as seen, the property is available from 1st May.**





### **Kitchen/Lounge/Diner**

21' 2" x 14' 6" (6.45m x 4.41m)

The apartment opens directly into a spacious open-plan kitchen, living and dining area, creating an immediate sense of space. The room benefits from double doors leading directly out onto a well-maintained communal garden, enhancing the bright and airy feel. The fitted kitchen offers a range of wall and base units, generous worktop space and integrated appliances including oven, gas hob with extractor, washing machine, dishwasher and fridge freezer. The living area is furnished with a leather sofa, coffee table, two accent chairs, floor lamp, rug and wall mirror, while the dining area includes a glass dining table with four chairs.

### **Bedroom 1**

14' 0" x 7' 6" (4.26m x 2.28m)

A well-proportioned double bedroom offering a comfortable and relaxing space, complete with built-in storage. Furnished with a double bed and mattress, bedside tables and a chest of drawers.

### **Bedroom 2**

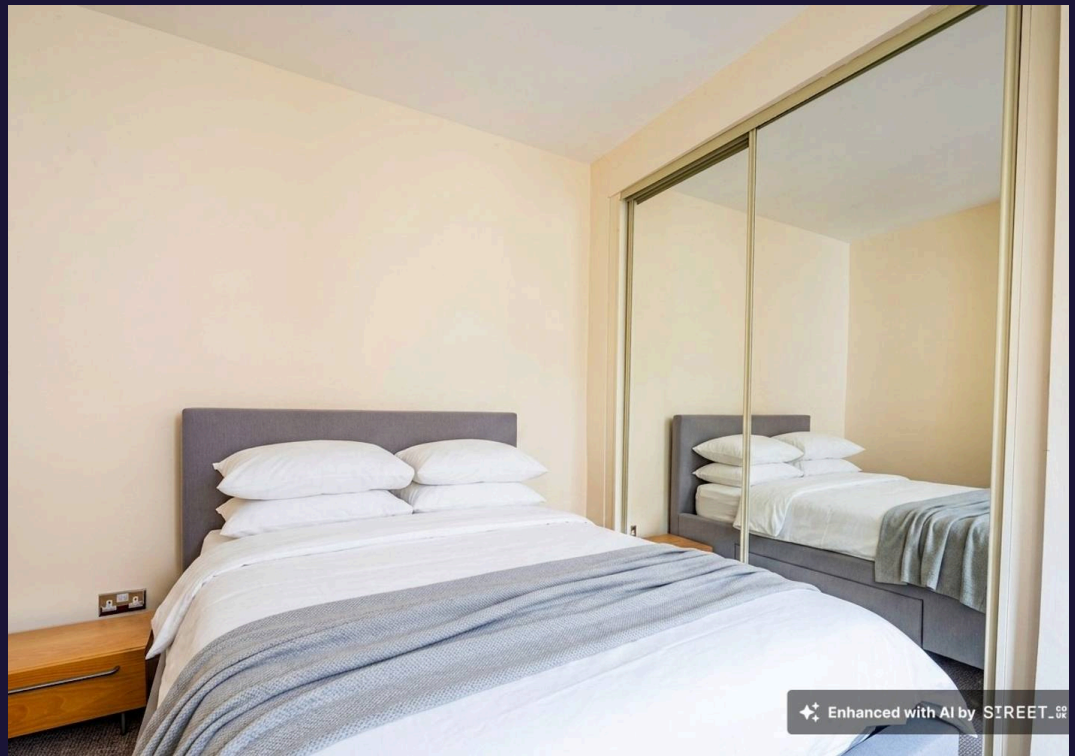
9' 6" x 8' 9" (2.89m x 2.66m)

A smaller, versatile room best suited as a home office, nursery or dressing room. While more compact in size, it offers a practical and functional space with built-in storage, making it ideal for those working from home or in need of additional flexible space. Currently furnished with a desk and accent chair.

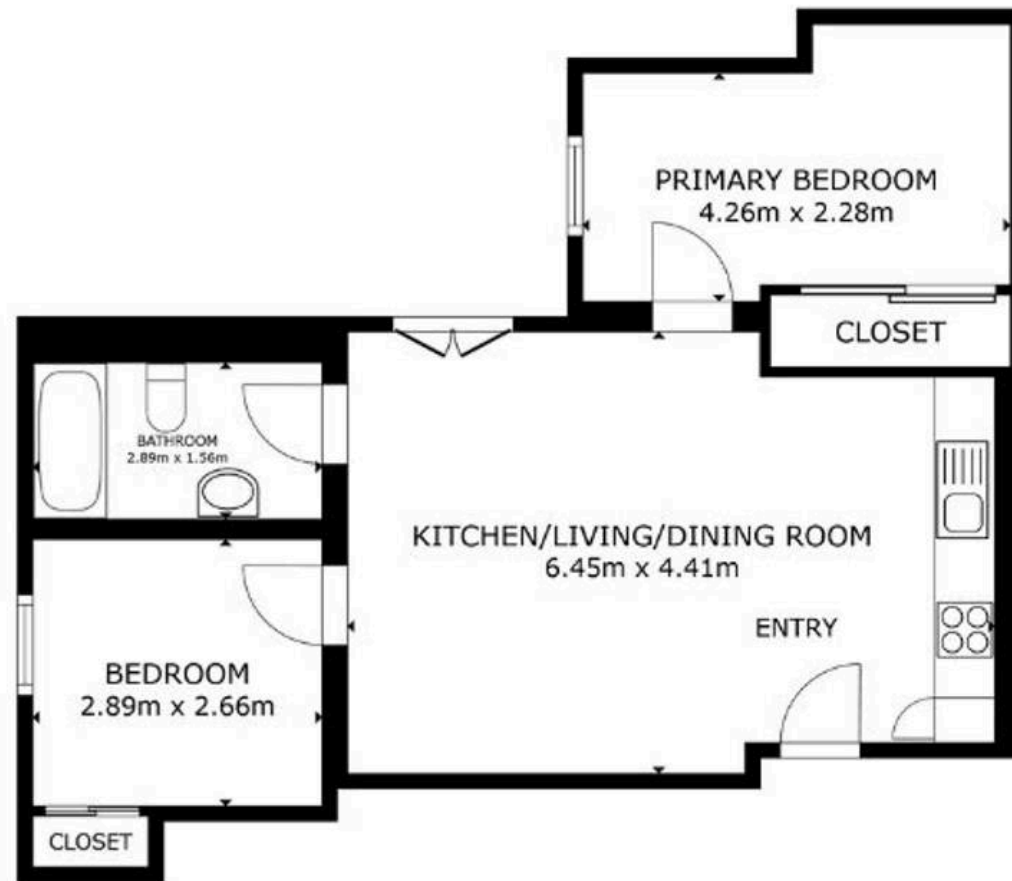
### **Bathroom**

9' 6" x 5' 3" (2.89m x 1.59m)

Modern bathroom suite comprising a full-sized bath with overhead shower, wash basin and WC, complemented by a mirrored cabinet and contemporary tiling.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>			(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>	(81-91)	<b>B</b>	<b>86</b>	<b>86</b>
(69-80)	<b>C</b>			(69-80)	<b>C</b>		
(55-68)	<b>D</b>			(55-68)	<b>D</b>		
(39-54)	<b>E</b>			(39-54)	<b>E</b>		
(21-38)	<b>F</b>			(21-38)	<b>F</b>		
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 54.3 m<sup>2</sup>  
TOTAL : 54.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)