



Portland Square Portland Road, Nottingham
£1,200 PCM





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Nottingham

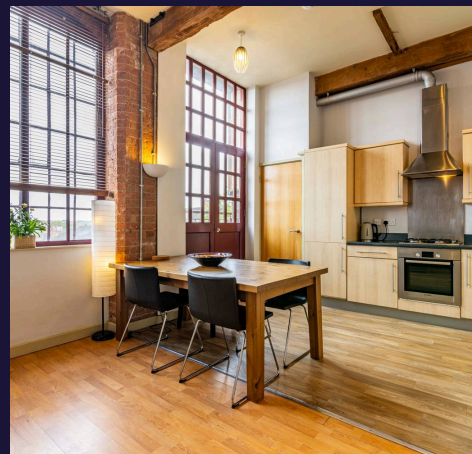
Comfort Estates are delighted to present this spacious and well-presented two-bedroom, two-bathroom apartment, situated within the sought-after Portland Square development on Portland Street.

The property offers two generously sized double bedrooms, including a main bedroom with en-suite shower room, alongside a modern main bathroom with shower over bath. The accommodation further benefits from a bright and airy open-plan living, dining and kitchen area, fully equipped with integrated appliances, and is offered fully furnished throughout.

Additional advantages include one allocated parking space, providing convenient off-street parking.

Portland Square enjoys an excellent location within easy walking distance of Nottingham City Centre, offering a wide variety of shops, cafés, bars, and restaurants. The property is also well served by local amenities along Alfreton Road and benefits from excellent transport links, with easy access to the M1 motorway.

Available from 11th May – contact Comfort Estates today to arrange a viewing.





Open Plan Kitchen Diner Area

9' 5" x 13' 7" (2.86m x 4.14m)

A stylish and well-appointed kitchen designed with both practicality and modern living in mind. The space features attractive wooden-effect laminate flooring, complemented by sleek grey worktops that create a contemporary finish. A range of matching wooden wall and base units provide ample storage, while the sink and drainer area is ideally positioned for everyday convenience. There is a boiler cupboard and large storage cupboard to house day to day items. The kitchen is fully equipped with an electric oven and gas hob with extractor above, along with essential appliances including a washing machine, fridge/freezer, and microwave. This functional yet inviting space offers everything required for comfortable day-to-day living. A stylish dining space features a wooden table paired with four matching chairs. Double Crittall-style doors open out to a charming Juliet balcony, allowing natural light to flood the space while providing a delightful outlook and a sense of openness.

Open Plan Living Room

13' 4" x 13' 1" (4.07m x 3.99m)

Entrance from the Communal Hallway into the Foyer Area with a useful coat and shoe rack, a characterful and inviting living space featuring two original Crittall-style windows, allowing plenty of natural light to fill the room, complete with fitted Venetian blinds for privacy. The room is tastefully furnished with a comfortable leather sofa, coffee table and shelving unit, creating a perfect setting for relaxation. The laminate flooring flows seamlessly through from the kitchen, enhancing the sense of space and continuity, while exposed beams add charm and a touch of period character to this appealing living area.



Main Bedroom

15' 3" x 10' 0" (4.64m x 3.05m)

A generously sized and characterful bedroom featuring two large Crittall-style windows dressed with curtains, allowing for plenty of natural light while offering privacy when needed. The room showcases attractive exposed brickwork, pipework and beams, adding a stylish industrial touch, complemented by wood-effect laminate flooring throughout. The space is furnished with a double bed and wooden frame, bedside table, chest of drawers, and a wardrobe, providing ample storage and functionality. The room also benefits from direct access to a private en-suite, enhancing convenience and comfort.

En-Suite Bathroom

5' 1" x 6' 11" (1.55m x 2.12m)

A clean and well-presented en-suite bathroom finished with neutral beige tiled flooring. The suite comprises a white hand basin and WC, complemented by a shower cubicle with an electric shower. A mirror is positioned above the sink, adding practicality and enhancing the sense of space.

Bedroom Two

9' 1" x 11' 6" (2.78m x 3.51m)

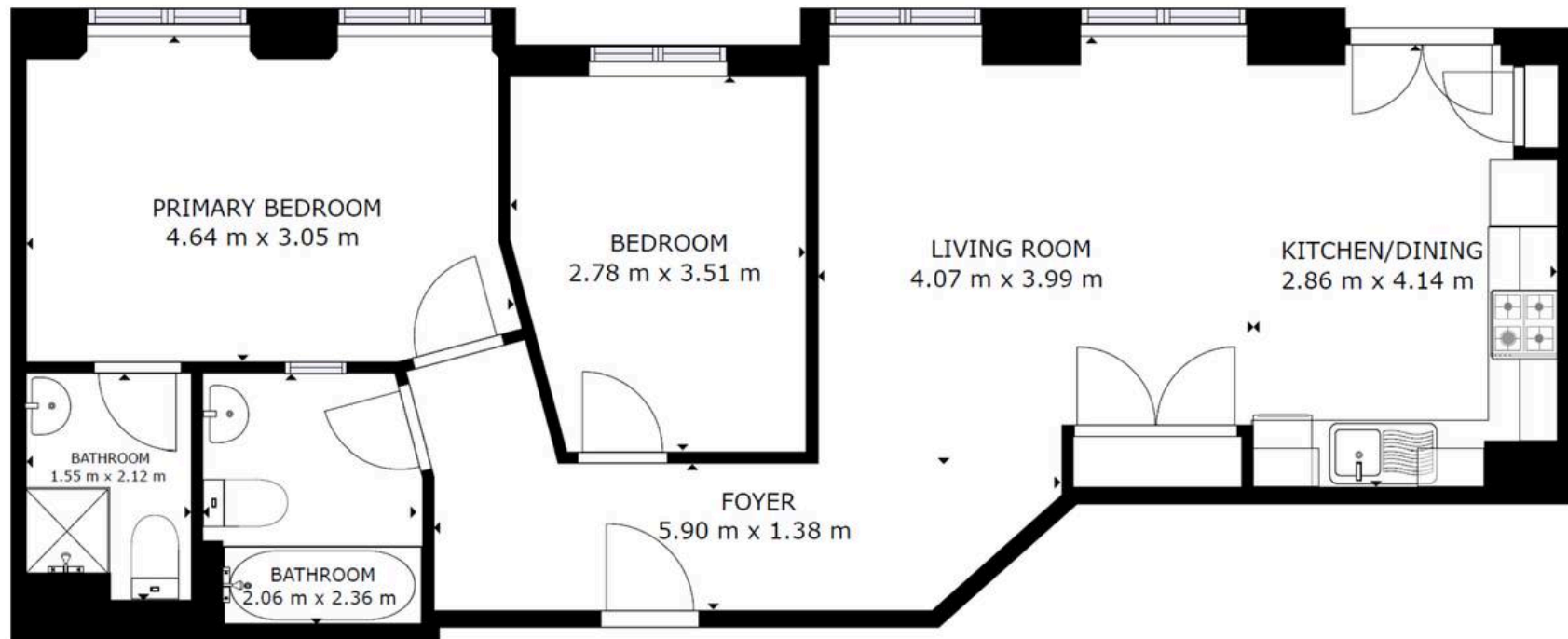
A bright and well-proportioned bedroom featuring a large Crittall-style window fitted with blinds, allowing for excellent natural light while maintaining privacy. The room is finished with wood-effect laminate flooring, offering a modern and easy-to-maintain surface. It is furnished with a single bed, making it a practical and comfortable space suitable for a variety of uses and a wardrobe for storage plus a chest of drawers.



Main Bathroom

6' 9" x 7' 9" (2.06m x 2.36m)

A bright and well-presented bathroom finished with white tiled flooring, creating a clean and contemporary feel throughout. The suite comprises a white hand basin with a mirror above, a full-sized bath with an electric shower over, and a glass shower screen for added practicality and large mirror. The room is completed with a white WC, offering a fresh and functional space.



GROSS INTERNAL AREA
GROUND FLOOR: 71.51 m²
TOTAL: 71.51 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Ground Floor Plan



Comfort Estates

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