



Woodstock Avenue, Nottingham
£750 PCM



Woodstock Avenue

Nottingham

Comfort Estates are delighted to present this beautifully presented one-bedroom first floor maisonette, offering stylish and low-maintenance living in a popular residential location.

Accessed via a private entrance, the property comprises a welcoming hallway with built-in storage, a bright open-plan kitchen, living and dining space with breakfast bar, a modern fitted kitchen with appliances, spacious double bedroom and contemporary shower room with additional storage.

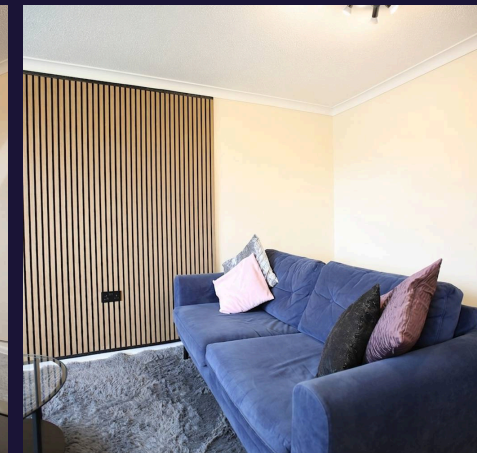
Offered fully furnished and recently modernised throughout, the property further benefits from ample on-street parking directly outside and excellent access to local amenities and transport links.

Ideal for a professional individual or couple.

Early viewing highly recommended.



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Hallway

Private entrance hallway with stairs rising to the first floor accommodation. The hallway provides access through to all rooms within the property and benefits from neutral décor, wood-effect flooring and a useful built-in storage cupboard.

Lounge/ Diner

15' 5" x 9' 6" (4.70m x 2.90m)

Bright and modern open-plan living space featuring contemporary décor and wood-effect flooring throughout. The lounge area is furnished with a sofa, rug, coffee table and TV stand, creating a comfortable and practical living environment.

Kitchen

9' 2" x 6' 11" (2.80m x 2.10m)

The fitted kitchen comprises a range of high-gloss wall and base units with generous worktop space, full-size fridge freezer, washer dryer, gas hob and oven. The boiler is also neatly positioned within the kitchen area alongside an additional built-in storage cupboard. The breakfast bar creates a sociable dining space and is furnished with two bar stools.



Bedroom

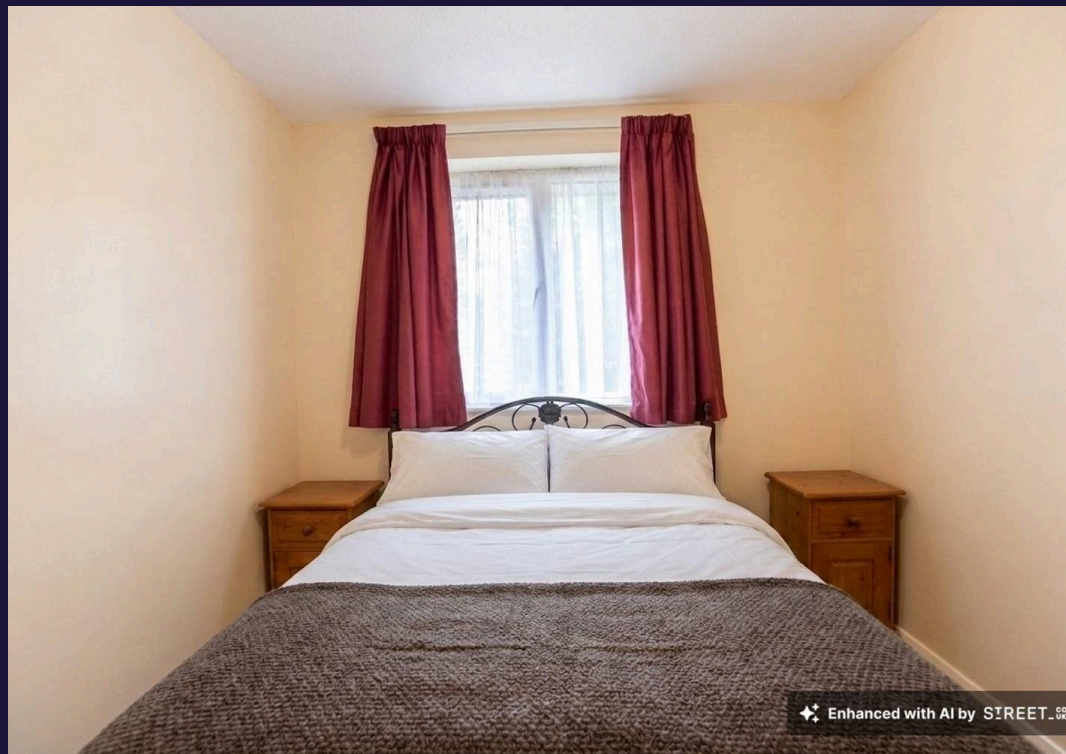
8' 5" x 10' 9" (2.56m x 3.28m)

Well-proportioned double bedroom benefitting from wood-effect flooring and neutral décor. The room is furnished with a bed and two bedside tables, while also offering ample space for additional bedroom furniture.

Bathroom

7' 10" x 5' 7" (2.40m x 1.70m)

Modern shower room fitted with a walk-in shower enclosure, wash hand basin and WC. Finished with contemporary wall panelling and benefitting from a chrome heated towel rail, built-in storage unit and mirrored bathroom cabinet providing excellent additional storage space.





Approximate Gross Internal area
473 sq ft - 44 sq m



Comfort Estates

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