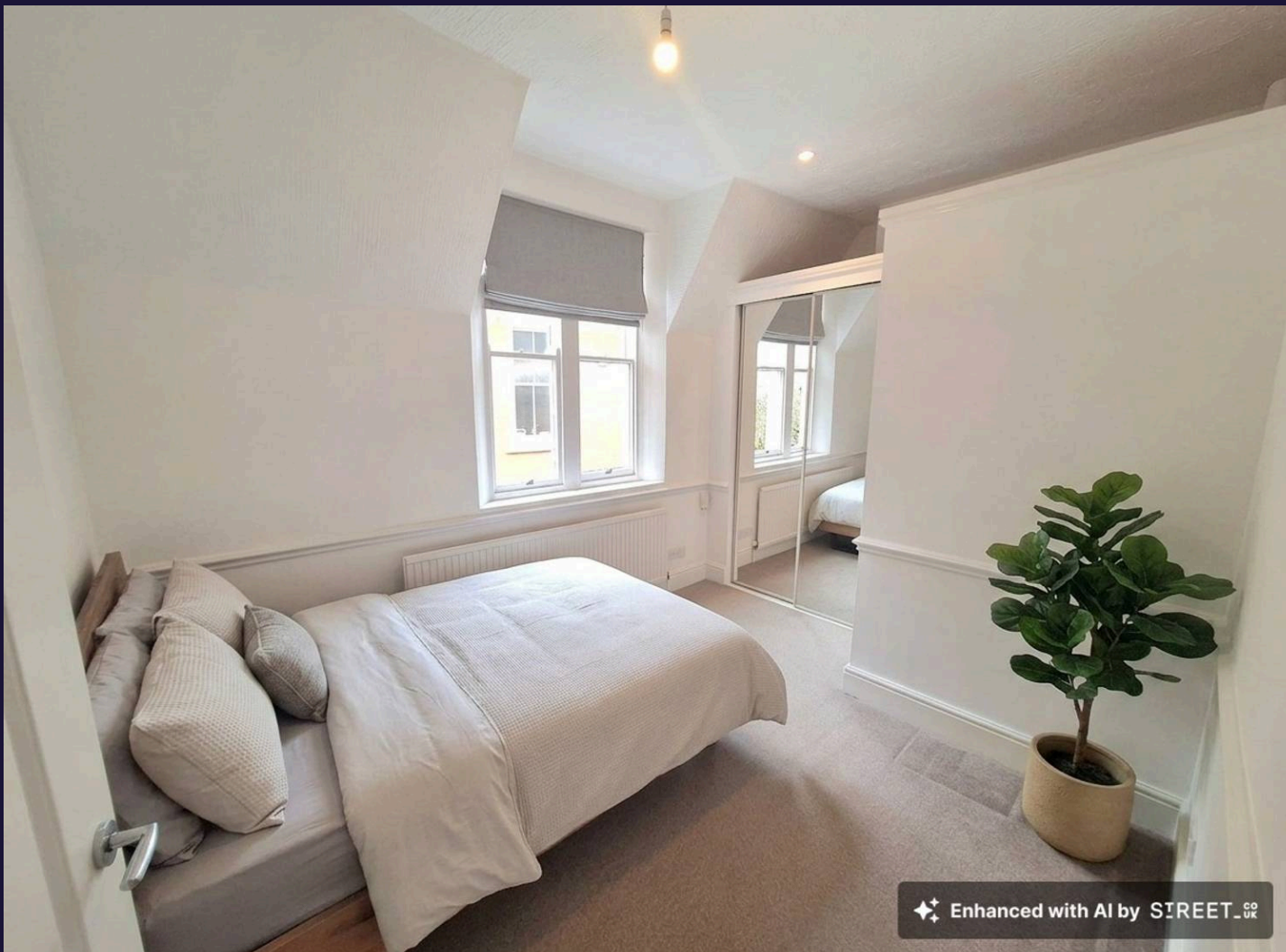




Amelia House, Cavendish Crescent South, Nottingham
£900 PCM

 **Comfort**
Estates



Amelia House

Cavendish Crescent South, Nottingham

Welcome to Amelia House, located within the prestigious Park Estate.

This beautiful and stylish one-bedroom first-floor apartment is offered on a furnished basis and perfectly combines modern comfort with classic character.

The property comprises a bright and spacious living area featuring a beautiful fireplace and large windows allowing plenty of natural light throughout. The raised kitchen offers a range of fitted units and appliances, whilst the double bedroom benefits from built-in wardrobes providing ample storage space. There is also a modern bathroom complete with a shower cubicle, wash hand basin and WC.

In addition, the apartment benefits from a separate utility room housing the washing machine and freezer, along with further storage space.

Perfectly positioned for those wanting to live close to the city centre, the property is within a 5-10 minute walk of local amenities and transport links, and approximately a 10-minute walk into Nottingham City Centre itself, with excellent access to the A52 and M1.

Available from 26th June — please get in touch to arrange a viewing.





Lounge

20' 3" x 17' 10" (6.16m x 5.44m)

A bright and spacious living area, neutrally decorated throughout with carpet flooring. The room features a charming fireplace and large windows that allow plenty of natural light, creating a warm and inviting space. The room is furnished with a sofa.

Kitchen

20' 3" x 17' 10" (6.16m x 5.44m)

A functional raised kitchen with a range of fitted units, integrated appliances, and wood-effect flooring. It is neatly positioned overlooking the lounge, offering a practical and sociable layout. Appliances include a gas hob, oven with extractor and under counter fridge.

Bedroom

11' 6" x 9' 7" (3.50m x 2.93m)

A well-proportioned double bedroom, neutrally decorated and finished with soft carpet flooring. It benefits from a bed with mattress and built-in wardrobes, providing excellent storage while maintaining a calm and restful feel.

Bathroom

A modern bathroom fitted with a shower cubicle, WC, and wash hand basin. The space is finished with tiled flooring and neutral décor, creating a clean and contemporary feel.

Utility Room

5' 5" x 3' 8" (1.64m x 1.11m)

A handy utility room is located in the hallway which houses the washing machine and freezer as well as providing additional storage space.



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First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 51.0 sq. metres (548.9 sq. feet)



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