



Fishpond Drive, Nottingham  
£950 pcm

 **Comfort**  
Estates



## Fishpond Drive, Nottingham

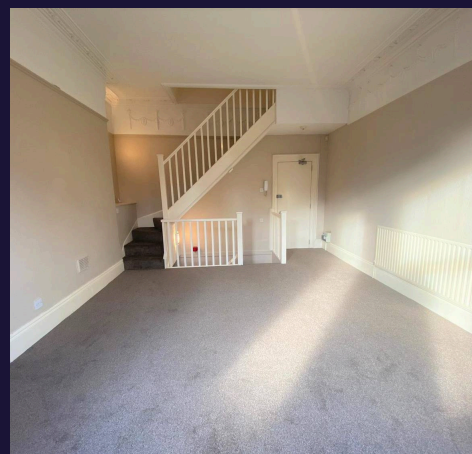
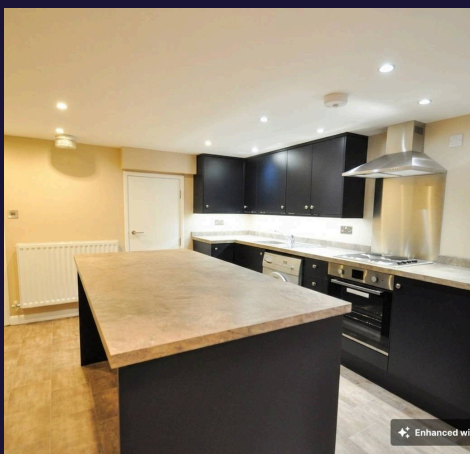
Located within the sought-after The Park Estate, this well-presented, unfurnished apartment offers bright and spacious accommodation throughout, finished in neutral décor and ready to move into.

Upon entering the property on the ground floor, you are welcomed into a spacious lounge featuring a bay window overlooking the communal gardens, creating a bright and airy atmosphere. The room is finished with neutral décor and carpeted flooring throughout.

Situated on the lower ground floor, the modern fitted kitchen offers a range of wall and base units together with a central island, ideal for entertaining and casual dining. There is space for a small dining table and chairs, alongside integrated appliances including an oven, hob, and extractor fan. The kitchen also benefits from a useful storage cupboard, ideal for household items, and is finished with vinyl flooring and neutral décor.

Located on the first floor, the bedroom is bright and airy with pleasant views over the communal gardens. The room is decorated in neutral tones and further benefits from a built-in storage cupboard.

Completing the accommodation is a modern bathroom fitted with tiled flooring, a shower cubicle, WC, and wash hand basin.





Benefitting from access to a small communal garden area, providing a pleasant outdoor space for residents to enjoy.

The property is ideally positioned within walking distance of Nottingham train station and the city centre, offering excellent transport links. There is also easy access to the M1 via the A52, making it highly convenient for commuters. In addition, the property is well placed for access to the Queen's Medical Centre and Nottingham's main business districts, making it ideal for professionals seeking a well-connected and desirable location.

#### **Lounge**

18' 6" x 14' 9" (5.64m x 4.50m)

As you enter the property, you are greeted by a spacious lounge featuring a bay window overlooking the communal garden, creating a bright and airy feel. The room benefits from neutral décor and carpeted flooring throughout.

#### **Bedroom**

15' 4" x 14' 8" (4.68m x 4.48m)

Located on the first floor, this bright and airy bedroom enjoys views over the communal garden and is finished with neutral décor. The room further benefits from a built-in storage cupboard.

#### **Bathroom**

5' 8" x 5' 7" (1.73m x 1.69m)

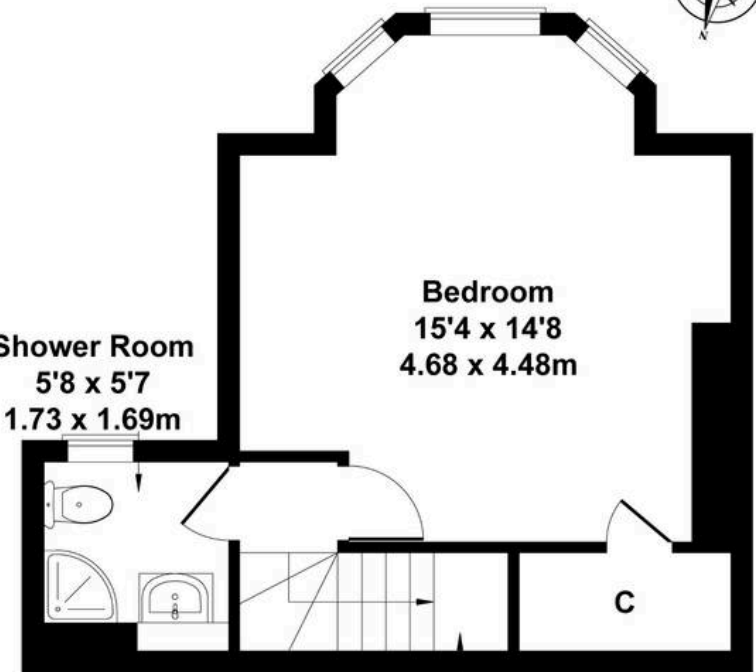
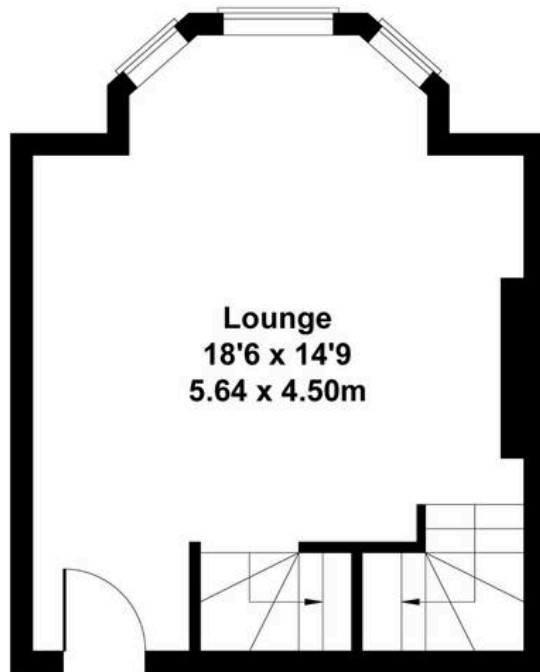
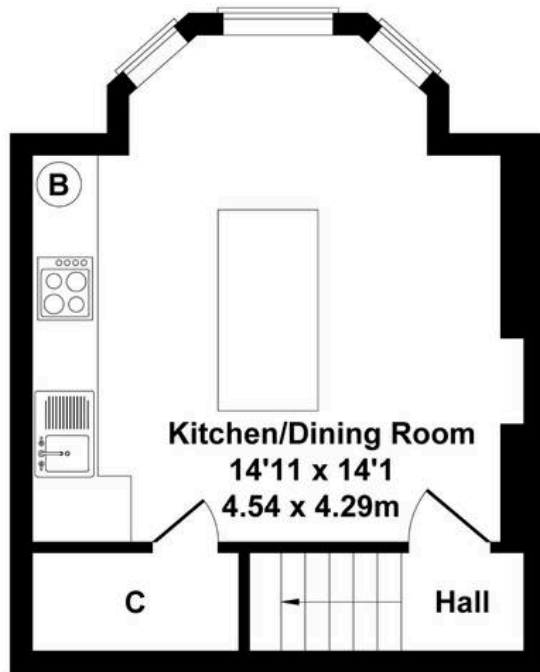
A modern bathroom fitted with tiled flooring, a shower cubicle, WC, and wash hand basin.

#### **Kitchen**

14' 11" x 14' 1" (4.54m x 4.29m)

A modern fitted kitchen featuring a range of wall and base units with a central island, ideal for entertaining and casual dining. The room offers space for a small table and chairs and includes an integrated oven, hob, and extractor fan. Additional benefits include a practical storage cupboard, breakfast bar island and vinyl flooring, complemented by neutral décor throughout.

Approximate Gross Internal Area  
775 sq ft - 72 sq m



**Landing**  
8'7 x 6'3  
2.61 x 1.91m

Not to Scale. Produced by The Plan Portal 2026  
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## Comfort Estates

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