



Clumber Court, The Park
£1,200 pcm



Clumber Court, The Park

Fabulous Two-Bedroom Maisonette with modern Kitchen & Garage located in The Park Estate. Comfort Estates are pleased to present this beautifully maintained two-bedroom maisonette, located in the highly desirable and exclusive Park Estate. Set within Clumber Court, this property benefits from private resident parking, a private garage and a peaceful, leafy setting- just a short stroll from Nottingham City Centre.

The property offers:

- Two well-proportioned double bedrooms
- A spacious and bright lounge area
- A modern fitted kitchen with white goods, including fridge/freezer, oven, hob, and washing machine
- A modern bathroom featuring a white three-piece suite with shower over the bath
- A large built-in storage cupboard in the main bedroom
- Balcony to the rear of the property

The property also comes with a private garage, ideal for storage or a small car, plus the added bonus of free permit parking via The Nottingham Park Estate. Access to the garage is at the rear of the property.

Additional highlights include gas central heating, double-glazed windows.





Freshly repainted throughout, this property is ready to move into and offers the perfect balance of quiet residential living and city convenience. The Park Estate is renowned for its character, tranquillity, and proximity to the City Centre, with shops, cafes, restaurants, and excellent transport links (bus, tram, and train station) all within easy reach. Get in touch today to arrange a viewing!

Kitchen

13' 11" x 8' 7" (4.24m x 2.61m)

Modern kitchen featuring a range of contemporary wall and base units, work surfaces, and integrated appliances. White goods include a fridge/freezer, oven, hob, and washing machine, offering a practical and stylish space for everyday cooking.

Bathroom

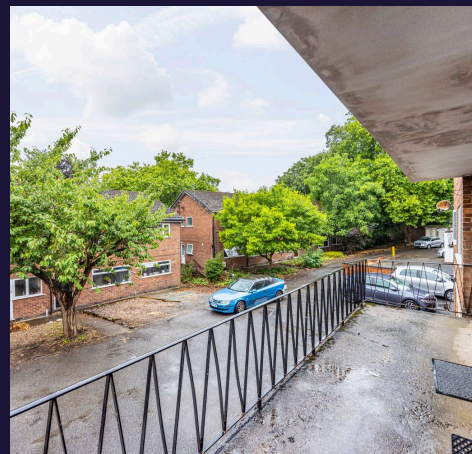
10' 2" x 5' 0" (3.11m x 1.53m)

Modern bathroom fitted with a white three-piece suite comprising a bath with shower over, wash hand basin, and low-level WC. Finished in a clean, contemporary style for comfortable everyday use.

Lounge

16' 6" x 9' 6" (5.02m x 2.89m)

Spacious and bright reception room with ample space for both living and dining furniture. Large windows allow plenty of natural light to flood the room, creating a comfortable and welcoming living area. Neutrally decorated with carpeted flooring.





Bedroom One

13' 8" x 9' 6" (4.16m x 2.89m)

Well-proportioned double bedroom benefiting from excellent natural light and a large built-in storage cupboard. Offers ample space for a double bed and additional furniture. Neutrally decorated with carpeted flooring.

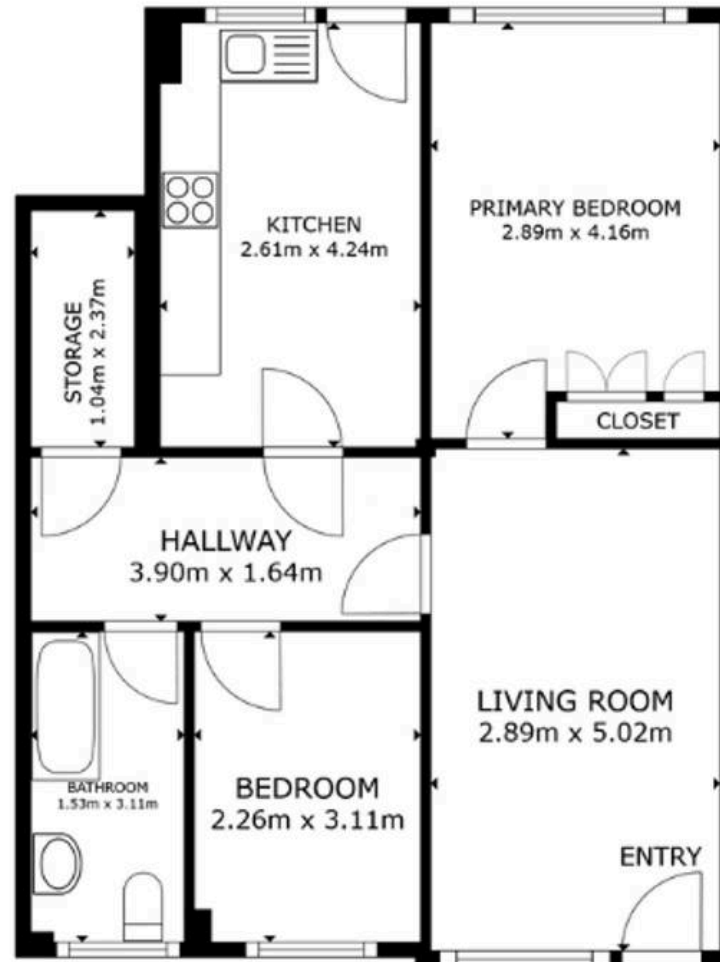
Bedroom Two

10' 2" x 7' 5" (3.11m x 2.26m)

Good-sized single bedroom, ideal as a child's room, guest bedroom, or home office. Versatile space with room for a single bed and accompanying furniture.



GARAGE
BENEATH
APARTMENT



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 61.1 m²
TOTAL : 61.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk