



The Hicking Building, Nottingham
£875 pcm





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Nottingham

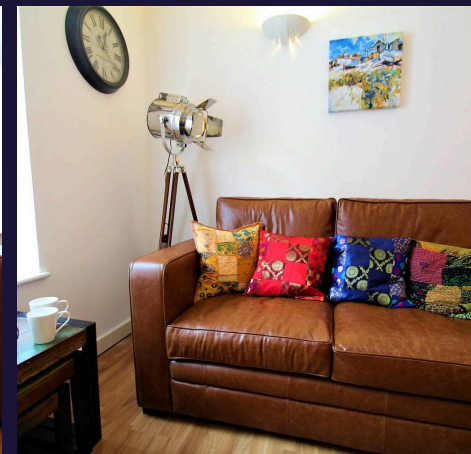
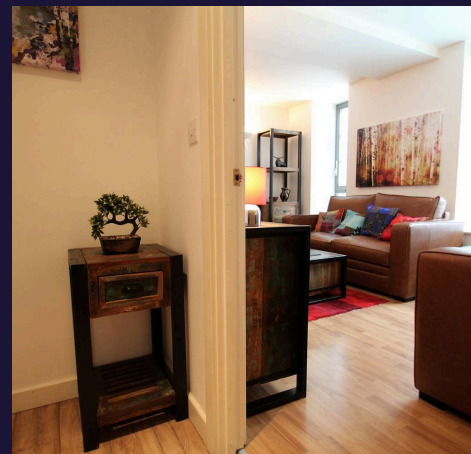
Comfort Estates are delighted to present this well-presented one-bedroom furnished apartment, ideally situated within walking distance of Nottingham Train Station and Nottingham City Centre.

The property is perfectly positioned for access to a wide range of amenities, including shops, restaurants, bars and leisure facilities, whilst also benefiting from excellent transport links. West Bridgford is just a short distance away, offering further popular cafés, independent retailers and green spaces.

Located within a secure gated development, the apartment offers well-maintained accommodation throughout, comprising an entrance hallway with useful storage, a spacious open-plan living and kitchen area, a double bedroom and a modern bathroom with shower over bath.

Offered fully furnished and available to move into from the 14th August, this apartment is ideally suited to a professional individual or couple.

Contact Comfort Estates today to arrange your viewing.



**Entrance**

Secure gated entrance with key-fob access leading into the communal lobby. The building benefits from both lift and stair access to the second floor.

Hallway

A welcoming entrance hallway providing access to the living area, bedroom and bathroom. The hallway benefits from useful built-in storage cupboards and additional space for coats and shoes. Finished with neutral décor, it offers a practical introduction to the apartment.

Lounge/ Diner

16' 7" x 11' 4" (5.05m x 3.45m)

A spacious L-shaped living area with double-glazed windows to the front aspect, wood-effect flooring and neutral décor throughout. The room offers ample space for both seating and dining furniture and is furnished with sofas, side tables, a coffee table, TV stand and TV. Characterful furnishings complement the heritage of the building while providing a comfortable living environment.



Kitchen

Fitted with a range of beech-effect wall and base units with grey marble-effect work surfaces, the kitchen offers ample storage and workspace. Integrated appliances include a stainless steel oven with halogen hob, fridge/freezer, dishwasher and washing machine, alongside a one-and-a-half bowl sink with mixer tap and drainer. The kitchen comes fully equipped with a selection of appliances, cookware, crockery and glassware.

Bedroom

13' 1" x 9' 10" (4.00m x 3.00m)

A spacious double bedroom with two double-glazed windows to the front aspect overlooking the communal courtyard, allowing for plenty of natural light. The room benefits from neutral décor, fitted carpet, a central heating radiator and a built-in wardrobe providing useful storage. Furnished with a double bed, bedside tables and TV, the room offers comfortable and practical accommodation.

Bathroom

6' 11" x 5' 8" (2.10m x 1.72m)

A well-appointed bathroom with white 3-piece suit including panelled bath with shower over, low flush WC, and pedestal wash hand basin. With ceramic tile surround, wood effect lino flooring, large mirror, heated towel rail and spotlight fittings.





GROSS INTERNAL AREA
TOTAL: 45 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Comfort Estates

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