



The Zone, Cranbrook Street, Nottingham



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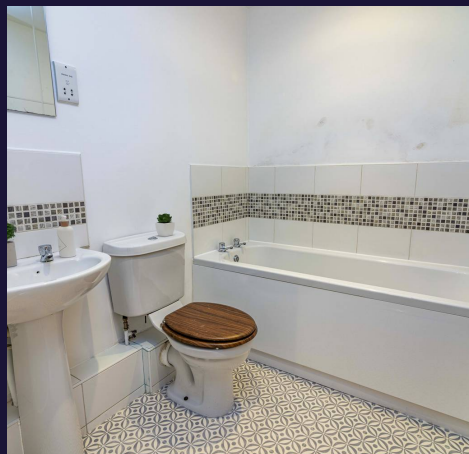
Comfort Estates are delighted to present this furnished two-bedroom, two-bathroom ground-floor apartment, ideally located in the heart of Nottingham City Centre.

Finished to a high standard throughout, the property features contemporary furnishings and fresh décor, creating a stylish and move-in-ready home.

The accommodation comprises a welcoming entrance hallway with useful storage, a spacious open-plan living, kitchen and dining area, two generous double bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom.

Ideally positioned within walking distance of Nottingham's vibrant restaurants, bars and shops, the apartment is also a short walk from Nottingham Train Station and the tram network, making it an excellent choice for professionals seeking convenient city living.

Available now – contact Comfort Estates today to arrange your viewing.





Entrance and Hallway

13' 1" x 11' 2" (4.00m x 3.40m)

A welcoming and spacious entrance hallway providing access to the living accommodation, both bedrooms and the bathroom. Benefiting from a useful built-in storage cupboard, there is also ample space for coats and shoes.

Lounge/Diner

16' 3" x 15' 5" (4.96m x 4.69m)

A bright and spacious living room featuring wood-effect flooring and neutral décor, furnished with two sofas, a coffee table and a dining table with four chairs, creating a comfortable space for both relaxing and entertaining.

Kitchen

11' 0" x 5' 10" (3.35m x 1.78m)

The kitchen is fitted with a range of wood-effect wall and base units complemented by dark worktops. Integrated appliances include a fridge freezer, washing machine, and an oven with a gas hob, offering a practical and well-equipped cooking space.



Master Bedroom

13' 1" x 9' 0" (3.99m x 2.75m)

A well-proportioned double bedroom finished with wood-effect flooring and neutral décor. Furnished with a double bed, two bedside tables, and a wardrobe with integrated drawers, the room also benefits from a modern en-suite shower room.

En-suite

5' 10" x 5' 8" (1.78m x 1.73m)

A modern en-suite shower room fitted with a large corner shower enclosure with mixer shower, wall-hung wash hand basin with vanity storage, low-flush WC, and a heated towel rail. Finished with contemporary fittings to provide a stylish and practical space.

Bedroom 2

10' 3" x 7' 1" (3.12m x 2.16m)

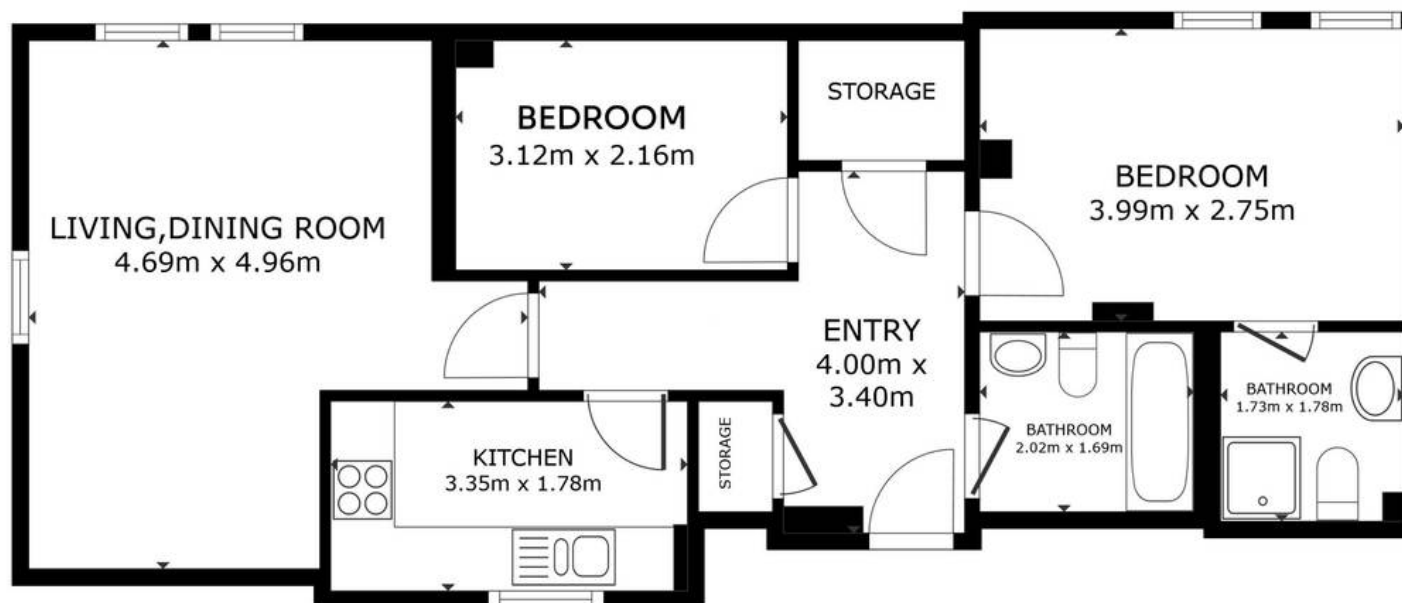
A further well-proportioned double bedroom finished with wood-effect flooring and neutral décor. Currently arranged as a home office, the room is furnished with a desk, chair and wardrobe. A double bed and mattress can be provided upon request, offering flexibility to suit a variety of tenant needs.

Bathroom

6' 8" x 5' 7" (2.02m x 1.69m)

A contemporary bathroom fitted with a panelled bath featuring a glazed shower screen and mixer shower over, wall-hung wash hand basin with vanity storage, back-to-wall WC, illuminated mirror and recessed spotlighting, creating a stylish and practical space.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 62.2 m²
TOTAL : 62.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

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