



North West, 41 Talbot Street  
£1,600 pcm





## North West, Nottingham

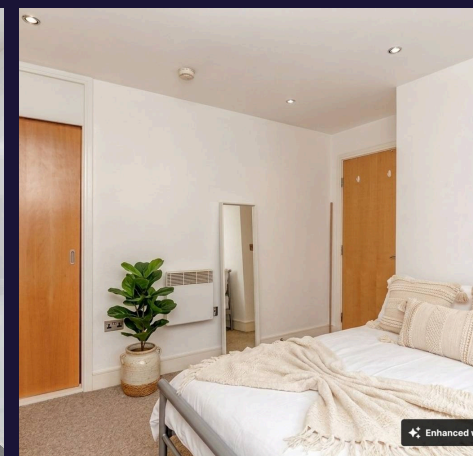
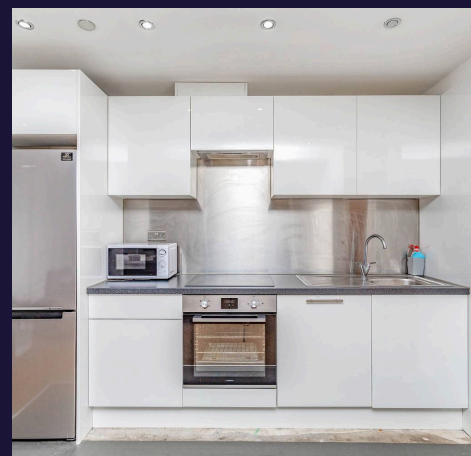
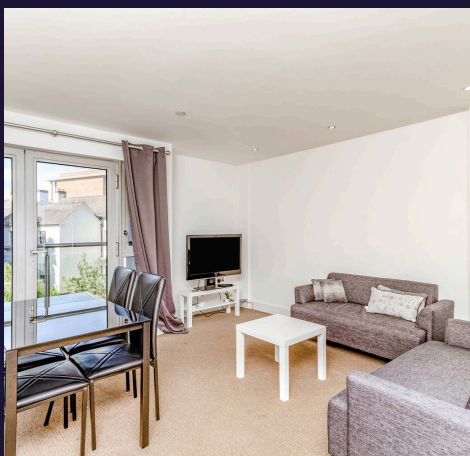
Available for the next academic year, and move in ready from the 17th August 2026 this spacious and well-presented **three-bedroom furnished apartment** offers the perfect combination of comfort, convenience and lifestyle, making it an excellent choice for students.

The property is coming freshly decorated with new flooring in the hallway and living areas.

Situated on the second floor within the popular Northwest development on Talbot Street, the apartment features three generous double bedrooms, including one with a private en-suite shower room, a modern shared bathroom, and a bright open-plan living and kitchen area.

Residents also benefit from access to the development's **on-site gym and indoor swimming pool**. A further advantage is the **allocated parking space**, a valuable feature for city centre living.

Ideally located just a short walk from **Nottingham Trent University's City Campus**, the apartment is also well connected to the **University of Nottingham** via regular bus and tram links. Nottingham city centre is on your doorstep, with an excellent choice of shops, cafés, restaurants, bars and entertainment venues all within easy walking distance.





## North West, Nottingham

| Available from 17th August | £122pppw | Bills Excluded | Allocated Parking | City Centre | Residents Gym with Pool | Excellent Transport Links | Close to Campus | Sought After Development | Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Three double bedrooms
- One en-suite bedroom plus a separate family bathroom
- One allocated parking space
- Ideal for students
- Residents gym and pool
- Easy access to the University of Nottingham
- Walking distance to Nottingham Trent University
- Close to the City Centre



### **Entrance Hallway**

A spacious entrance hallway provides a welcoming first impression and access to all rooms within the property.

### **Open Plan Living Space & Kitchen**

20' 7" x 13' 7" (6.28m x 4.14m)

A spacious and bright open-plan living area featuring a sleek, fully fitted kitchen with integrated appliances including a tall fridge freezer, oven and hob, microwave, and dishwasher. The stylish communal space is fully furnished with two sofas, a dining table and chairs, coffee table, TV and TV stand, providing a comfortable and practical area for socialising and relaxing. Large windows flood the room with natural light, complemented by neutral décor throughout.

### **Bedroom 1**

16' 5" x 11' 10" (5.00m x 3.61m)

A spacious double bedroom featuring a built-in wardrobe, comfortable bed, study desk and chair, providing the perfect space for both relaxation and study. The room benefits from a private ensuite bathroom, large window allowing plenty of natural light, and an additional storage cupboard for added convenience.

### **En-suite**

8' 4" x 4' 2" (2.55m x 1.28m)

A modern tiled ensuite bathroom featuring a spacious shower enclosure, WC, wash basin and large mirror. Finished with contemporary fittings and a clean, stylish design, providing a private and practical space.



### **Bedroom 2**

12' 10" x 9' 2" (3.91m x 2.80m)

A spacious double bedroom featuring a built-in wardrobe, comfortable bed, study desk and chair, providing the perfect space for both relaxation and study.

### **Bathroom**

7' 1" x 6' 0" (2.17m x 1.82m)

A stylish tiled bathroom featuring a shower over the bath, complemented by a large mirror and contemporary fittings. A clever pocket door provides access to a separate utility area housing the washing machine, offering a practical and space-saving solution for everyday living.

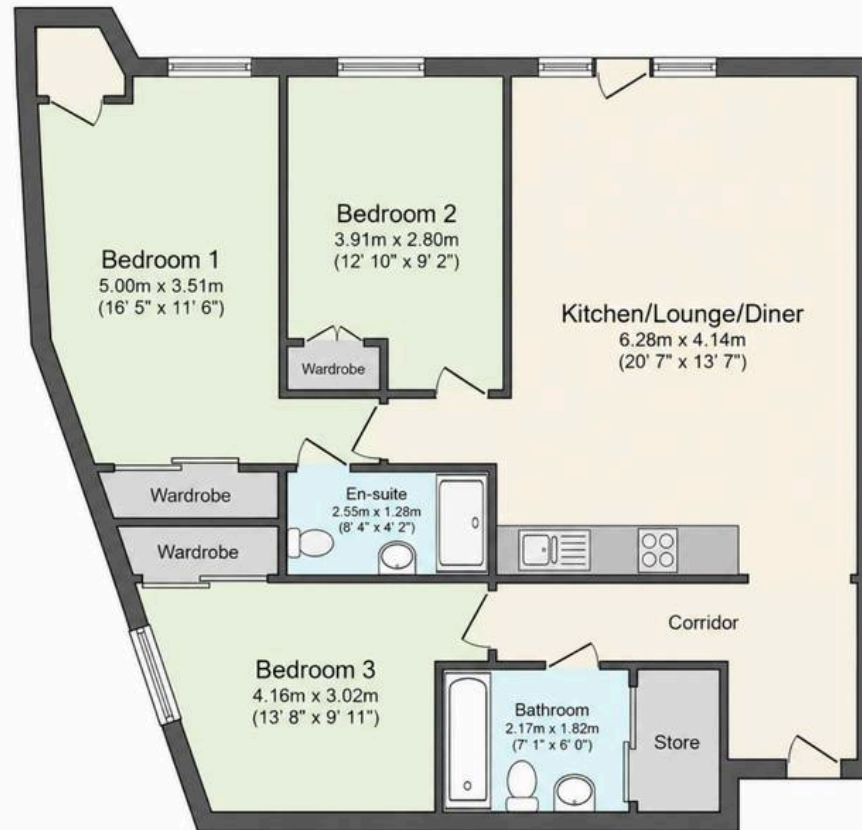
### **Bedroom 3**

13' 8" x 9' 11" (4.16m x 3.02m)

A well-presented double bedroom furnished with a comfortable bed, study desk and chair, and a built-in wardrobe providing excellent storage. The room offers a practical and comfortable space, ideal for both relaxing and studying.



# Comfort Estates



Total floor area 88.3 sq.m. (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale.

Measurements are approximate.