



Flat 1, Cottage Terrace, Nottingham  
£875 pcm



## Flat 1

### Cottage Terrace, Nottingham

Comfort Estates are delighted to present this fantastic one-bedroom apartment, situated on Cottage Terrace, a quiet cul-de-sac just off The Ropewalk overlooking Derby Road. Ideally located within walking distance of Nottingham City Centre, the property offers easy access to a wide range of local amenities, shops, restaurants and excellent public transport links, including major bus routes.

The apartment benefits from secure off-street parking and an intercom entry system. Internally, the accommodation comprises an entrance hallway, a separate utility room housing a washing machine and tumble dryer, a spacious double bedroom with fitted wardrobes, and a modern bathroom featuring both a bath and separate shower cubicle.

To the front of the property is a bright and spacious lounge, enhanced by a large bay window and attractive wooden flooring. The contemporary kitchen is accessed via the lounge and is fitted with integrated appliances including a dishwasher, fridge/freezer and hob with oven.





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The property will also benefit from redecoration throughout in white, along with new flooring in the kitchen, ensuring a fresh and modern finish for the next tenant. Further benefits include double glazing throughout and one secure allocated parking space.

Available from 17th August, this apartment is ideal for a professional single occupant or couple looking to enjoy city living in a peaceful and sought-after location.





### **Living Area**

Bright and spacious living area complete with large windows overlooking Derby Road. The space will be repainted white throughout and is complete with laminate flooring.

### **Kitchen**

The kitchen is fitted with cream gloss wall and base units, complemented by sleek wood-effect worktops, providing ample storage and preparation space. Integrated appliances include a newly fitted cooker and oven, extractor fan, dishwasher, fridge/freezer and microwave. The room will also benefit from new flooring being installed prior to the start of the next tenancy.

### **Bedroom**

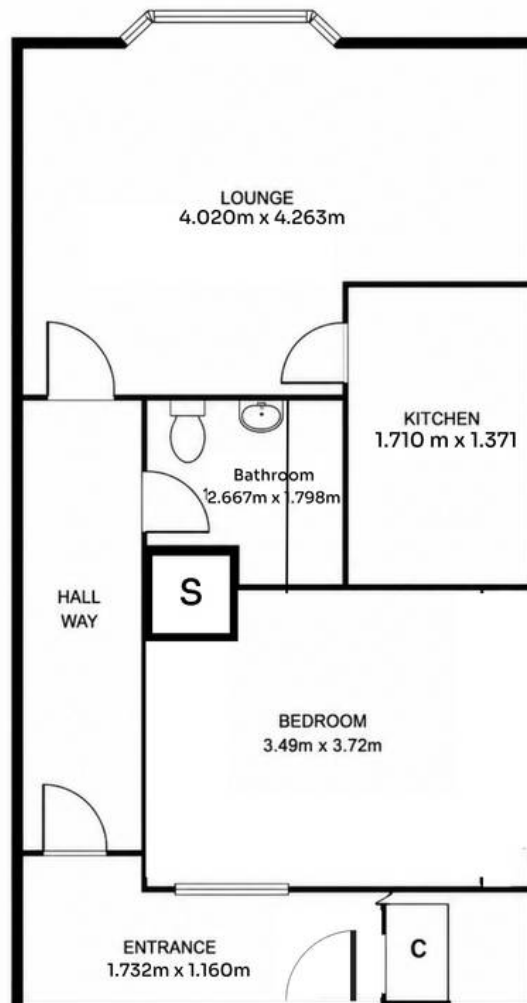
Spacious double bedroom with carpeted flooring and walls due to be repainted in fresh white throughout before the start of the next tenancy. The room also benefits from a built-in wardrobe with fitted hanging rail, providing useful storage while maximising floor space.

### **Bathroom**

Bathroom fitted with a matching three-piece suite and the added benefit of a separate shower cubicle. The room includes a bath, shower cubicle, WC, wash basin, mirror and heated towel rail. Finished with wall and floor tiles, the bathroom will also be freshly painted, creating a bright and refreshed space.

### **Hallway**

The property benefits from an entrance hallway and a separate utility room housing the washer/dryer.





## Comfort Estates

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