



12 The Pinnacle, Cottage Terrace, Nottingham



12 The Pinnacle, Cottage Terrace

Nottingham

Comfort Estates are delighted to present this beautifully presented two-bedroom apartment, ideally located within Nottingham's sought-after Professional Quarter.

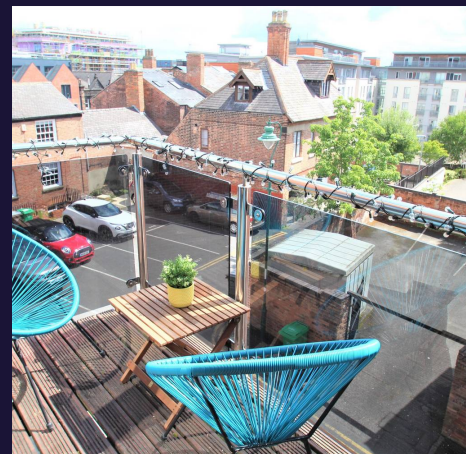
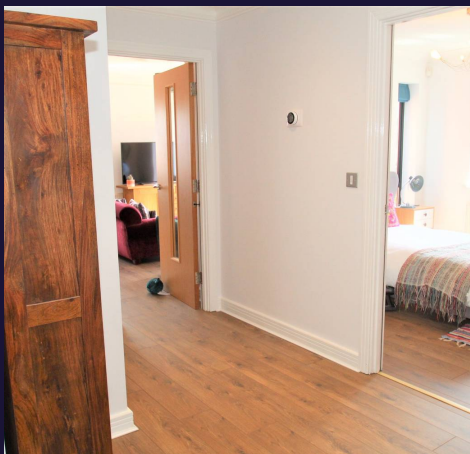
Positioned within easy reach of the city centre, the property offers excellent access to a wide range of shops, restaurants, bars and entertainment venues, alongside Nottingham Train Station and regular bus and tram services.

The accommodation comprises a spacious entrance hallway with useful storage, a bright open-plan living and dining area with a fitted kitchen, and glazed doors opening onto a private balcony with far-reaching city views. There are two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a separate main bathroom.

Further benefits include integrated appliances, secure entry, gated allocated parking and a modern, well-maintained interior throughout. A stylish and conveniently located city-centre home, ideally suited to professionals seeking generous accommodation and excellent transport links.

Available 8th September 2026, contact Comfort Estates today to arrange your viewing.

Comfort Estates are delighted to present this beautifully presented two-bedroom apartment, ideally located within Nottingham's sought-





Entrance Hallway

A spacious and welcoming entrance hallway with wood-effect flooring and neutral décor, providing access to both bedrooms, the main bathroom and the open-plan living accommodation. The hallway also benefits from useful built-in storage.

Kitchen

A well-equipped fitted kitchen with a range of light wood-effect wall and base units, contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, hob and extractor, with further appliances and generous cupboard storage. The kitchen opens directly into the living and dining area, creating a practical and sociable layout.

Lounge/Diner

19' 0" x 12' 2" (5.80m x 3.70m)

A bright and generously proportioned open-plan living space with wood-effect flooring and large glazed doors opening directly onto the private balcony. Furnished with two sofas, a coffee table, television unit and dining table with chairs, the room offers plenty of space for relaxing, dining and entertaining.



Bedroom 1

12' 2" x 9' 2" (3.70m x 2.80m)

A spacious double bedroom with wood-effect flooring, neutral décor and a feature navy-blue wall. Furnished with a double bed, bedside cabinets and chest of drawers, the room also benefits from fitted wardrobes and access to a private en-suite shower room.

En-suite

8' 2" x 6' 3" (2.50m x 1.90m)

A fully tiled en-suite comprising a glazed shower enclosure, pedestal wash hand basin and mirrored storage cabinet. Further features include a heated towel rail and tiled flooring.

Bedroom 2

10' 6" x 9' 6" (3.20m x 2.90m)

A well-proportioned double bedroom with wood-effect flooring and two windows providing plenty of natural light. Furnished with a double bed, bedside cabinet, chest of drawers and dressing table, the room also includes fitted wardrobe storage.

Bathroom

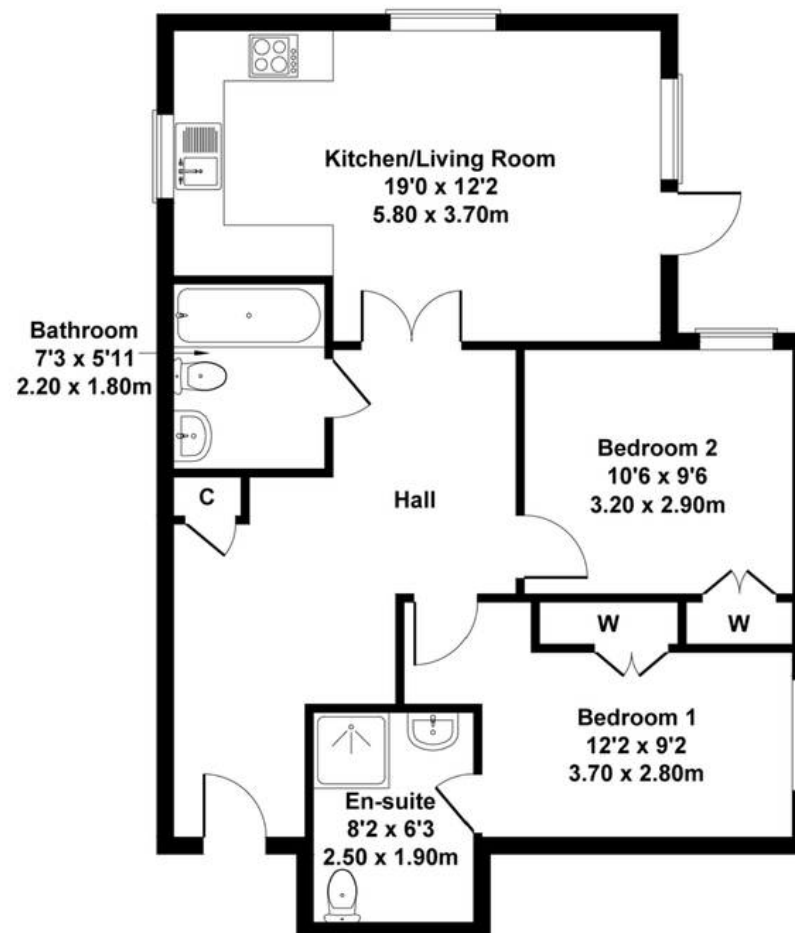
7' 3" x 5' 11" (2.20m x 1.80m)

A fully tiled bathroom comprising a panelled bath with shower above and glass screen, pedestal wash hand basin and WC. A mirrored storage cabinet provides additional practical storage.





Approximate Gross Internal Area
721 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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