



Ropewalk Court, Derby Road
£1,075 pcm



Ropewalk Court

Derby Road, Nottingham

A spacious two-bedroom, 1st-floor apartment situated in a great location on Derby Road. You will enjoy a thriving City Centre on your doorstep, with plenty of shops, bars, restaurants, and theatres just a stone's throw away. This includes some of Comfort Estates' favourite independent retailers located just off Canning Circus on Derby Road. There are plenty of transport links close by including Nottingham train station and the bus and tram network.

In brief, the property comprises of; a spacious entrance hall with storage cupboard, lounge/diner, kitchen with integrated fridge/freezer, washing machine, dishwasher, and electric hob/oven/extractor fan, two double bedrooms, and bathroom with shower over bath.

A secure allocated parking space is available for an extra £80.00 per month, please ask agent for more details.



**Kitchen**

9' 11" x 7' 0" (3.02m x 2.14m)

The kitchen is well equipped with wooden cupboards providing lots of storage. There are integrated appliances to include 4 ring induction hob, extractor fan, electric oven, fridge/freezer, dishwasher and washing machine.

Lounge

20' 2" x 10' 2" (6.15m x 3.10m)

The open plan living area is neutrally decorated with wood effect laminate flooring and light walls. Furnished with one large sofa, coffee table, and dining room table with 4 chairs.

Hallway

14' 10" x 3' 5" (4.52m x 1.05m)

A spacious entrance hallway with a storage cupboard, wall mounted electric heater, intercom phone and access to the two bedrooms, living space and bathroom.

Bedroom 1

11' 7" x 7' 9" (3.53m x 2.37m)

A good size double bedroom, furnished with a double bed with mattress, bedside table, desk, chair and a built in wardrobe.

Bedroom 2

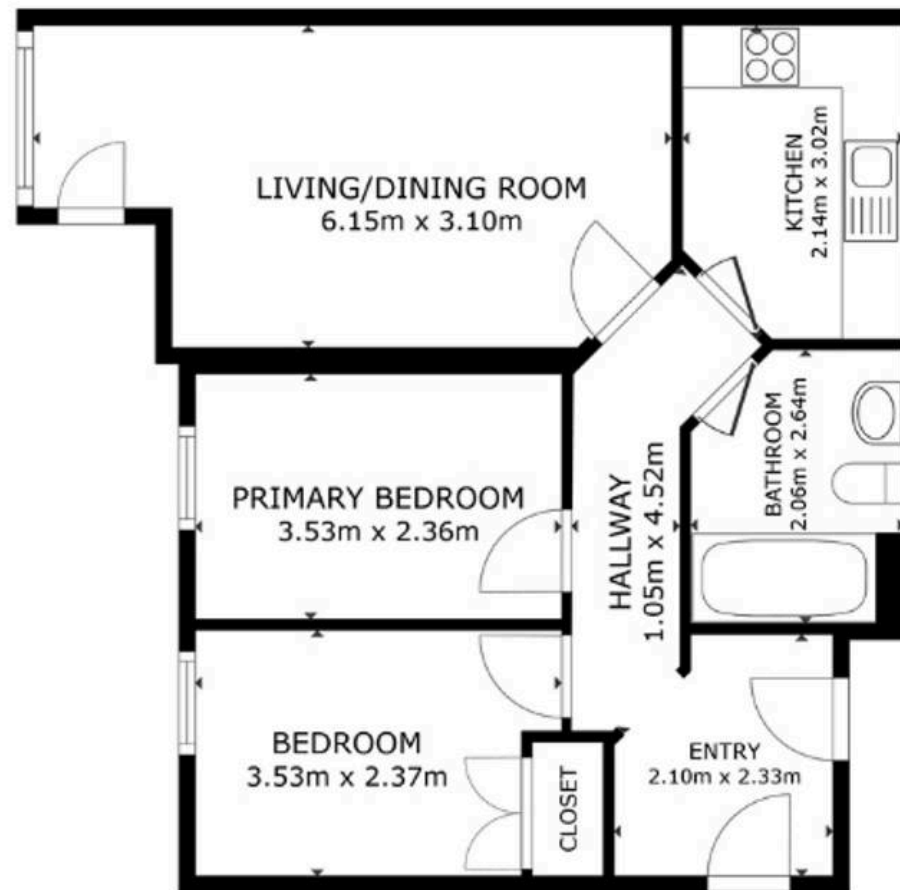
11' 7" x 7' 9" (3.53m x 2.36m)

Another good size double bedroom, furnished with a double bed with mattress, bedside table, desk, chair and chest of drawers.

Bathroom

8' 8" x 6' 9" (2.64m x 2.06m)

A generous sized bathroom with a white three piece suite and large wall mounted mirror.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 57.2 m²
TOTAL : 57.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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