



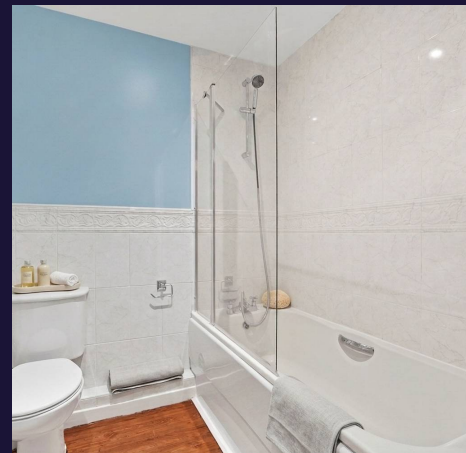
Apt 15, Lexington Place, 7 Plumptre Street
£1,250 PCM



Lexington Place

Plumpton Street, Nottingham

Comfort Estates are delighted to present this spacious and well-presented two-bedroom apartment, ideally located just a short walk from Nottingham City Centre and the vibrant Hockley area. Situated on the second floor, the property benefits from lift access and a secure allocated parking space, making it an excellent choice for those looking for convenient city living. Offered fully furnished, the apartment comprises two generous double bedrooms, with the principal bedroom benefiting from a private en-suite bathroom, alongside a further main bathroom located off of the hallway. The property also features a bright and spacious open-plan living and dining area, providing an excellent space to relax and entertain, as well as a separate, well-equipped kitchen with a full range of appliances included. The location is ideal for enjoying everything Nottingham has to offer, with the City Centre, Hockley and Sneinton Market within easy walking distance. You'll find an excellent selection of shops, independent cafés, restaurants, bars, and entertainment venues nearby. Nottingham Train Station is also within close proximity, providing excellent connections for commuters. Available now, this fully furnished apartment would be ideal for two students, two professional sharers, or a professional couple looking for a well-connected home close to the heart of Nottingham.



**Spacious Two-Bedroom Furnished Apartment |
City Centre Location | Available Now**



Living/Dining Area

18' 4" x 12' 10" (5.60m x 3.90m)

Bright and spacious open-plan living and dining area, thoughtfully furnished to create a comfortable and welcoming space for both relaxing and entertaining. The room features two sofas, an armchair, coffee table, TV stand, two rugs, dining table with chairs, and a shelving unit, providing plenty of space for everyday living. Wall-to-wall windows along the external wall flood the room with natural light, while a door opens onto a Juliet balcony, further enhancing the bright and airy feel. Finished with laminate flooring and white walls, this is a stylish and versatile space to enjoy.

Kitchen

10' 10" x 10' 6" (3.30m x 3.20m)

Spacious and well-equipped kitchen finished with laminate flooring and white walls, creating a bright and practical space. The kitchen features a generous range of wall and base cabinets, providing excellent storage alongside ample worktop space for food preparation. Integrated appliances include an electric hob, oven, extractor fan, fridge/freezer, dishwasher, and washer/dryer. Additional appliances include a microwave, coffee maker, and air fryer, offering everything needed for convenient day-to-day living.

Bedroom 1

18' 8" x 9' 6" (5.70m x 2.90m)

Spacious main double bedroom finished with neutral carpeting crisp white walls, creating a bright and inviting space. Floor-to-ceiling windows with fitted blinds flood the room with natural light while providing privacy when required. The room is fully furnished with a wooden bed frame and mattress, two bedside tables, a desk with chair, shelving unit, two mirrors and wardrobe, providing everything needed for comfortable living and excellent storage. The bedroom also benefits from its own private en-suite bathroom.



En-suite Bathroom

Modern en-suite bathroom finished with laminate flooring and light blue painted walls, complemented by white tiling halfway up the walls and around the shower enclosure. The room features a shower cubicle, WC, and wash basin with a handy shelf and wall-mounted mirror above. A heated towel rail adds further comfort and convenience, completing this bright and practical space.

Bedroom 2

14' 3" x 7' 7" (4.35m x 2.30m)

A further spacious double bedroom finished with neutral carpeting and white walls, creating a bright and versatile space. The room is furnished with a bed and mattress, bedside table, shelving unit, glass table, mirror, and large wardrobe, providing excellent storage and functionality. A window with fitted blind allows plenty of natural light into the room while maintaining privacy.

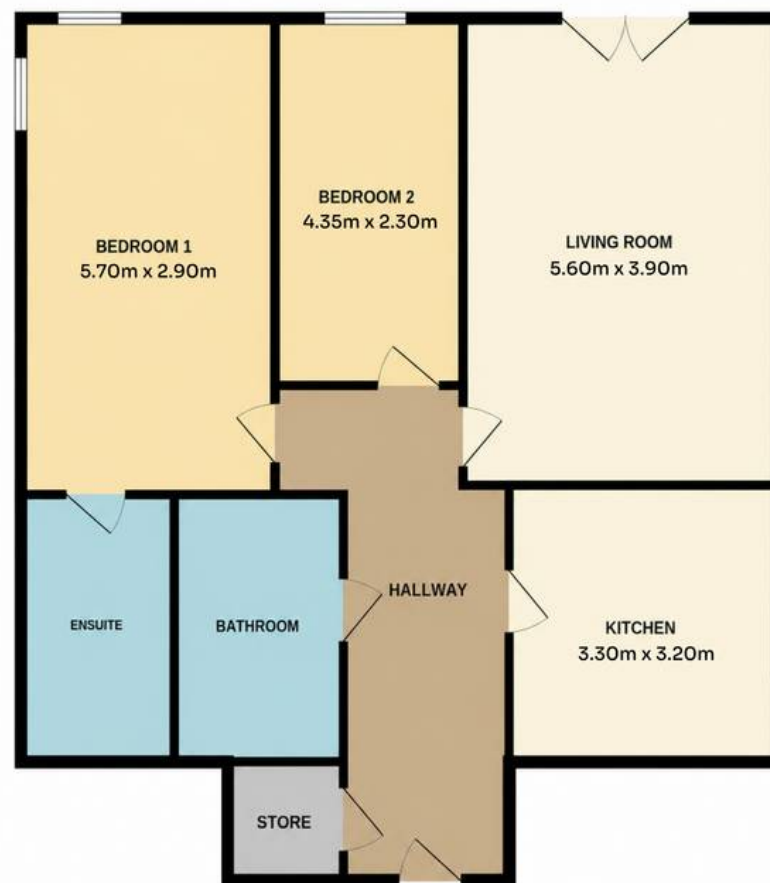
Bathroom

Bright and well-presented main bathroom finished with laminate flooring and a combination of light blue painted walls and white tiling. White tiles run halfway up the walls and surround the bath and overhead shower, creating a clean and fresh finish. The bathroom is fitted with a bath with overhead shower, WC, wash basin, wall-mounted shelf and mirror and heated towel rail, providing a practical and comfortable space for everyday use.

Hallway

Upon entering the property, you're welcomed into a neutrally decorated hallway, finished with laminate flooring and white walls. The hallway benefits from a useful cupboard housing the hot water tank, along with a shelving unit providing practical storage for coats, shoes, and everyday essentials.





APPROX TOTAL AREA: 81m²

For illustrative purposes only.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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