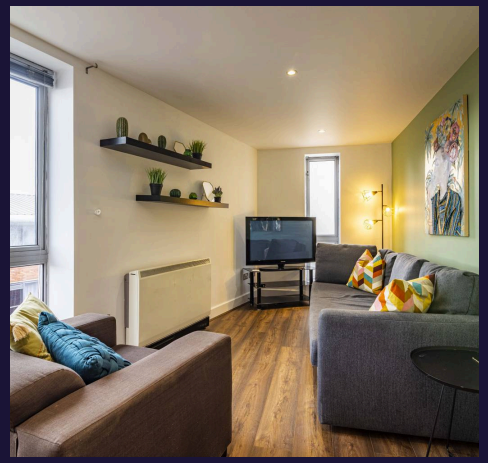
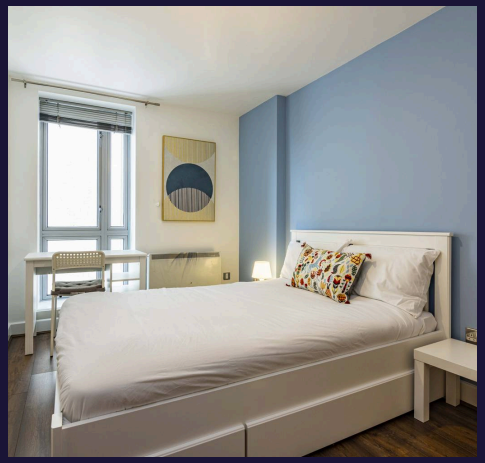
Ropewalk Court, Derby Road, Nottingham

£1,000 pcm

Comfort Estates





Ropewalk Court, Derby Road

Nottingham

Situated in a highly sought-after city centre location, this well-presented two-bedroom apartment offers the perfect opportunity to enjoy vibrant urban living. With a thriving city centre right on your doorstep, you'll have easy access to a wide selection of shops, bars, restaurants, and theatres, all within a short walking distance. The area also boasts a range of popular independent retailers, including some of Comfort Estates' favourites, located just off Canning Circus on Derby Road. Excellent transport links are conveniently positioned nearby on Derby Road, making commuting and travel around the city simple and accessible. The property briefly comprises lift access to all floors, a welcoming entrance hallway complete with a useful storage cupboard, two generously sized double bedrooms, and a well-appointed bathroom. The heart of the home is a spacious, open-plan living and kitchen area, finished to a modern standard and featuring integrated appliances, creating an ideal space for both relaxing and entertaining.

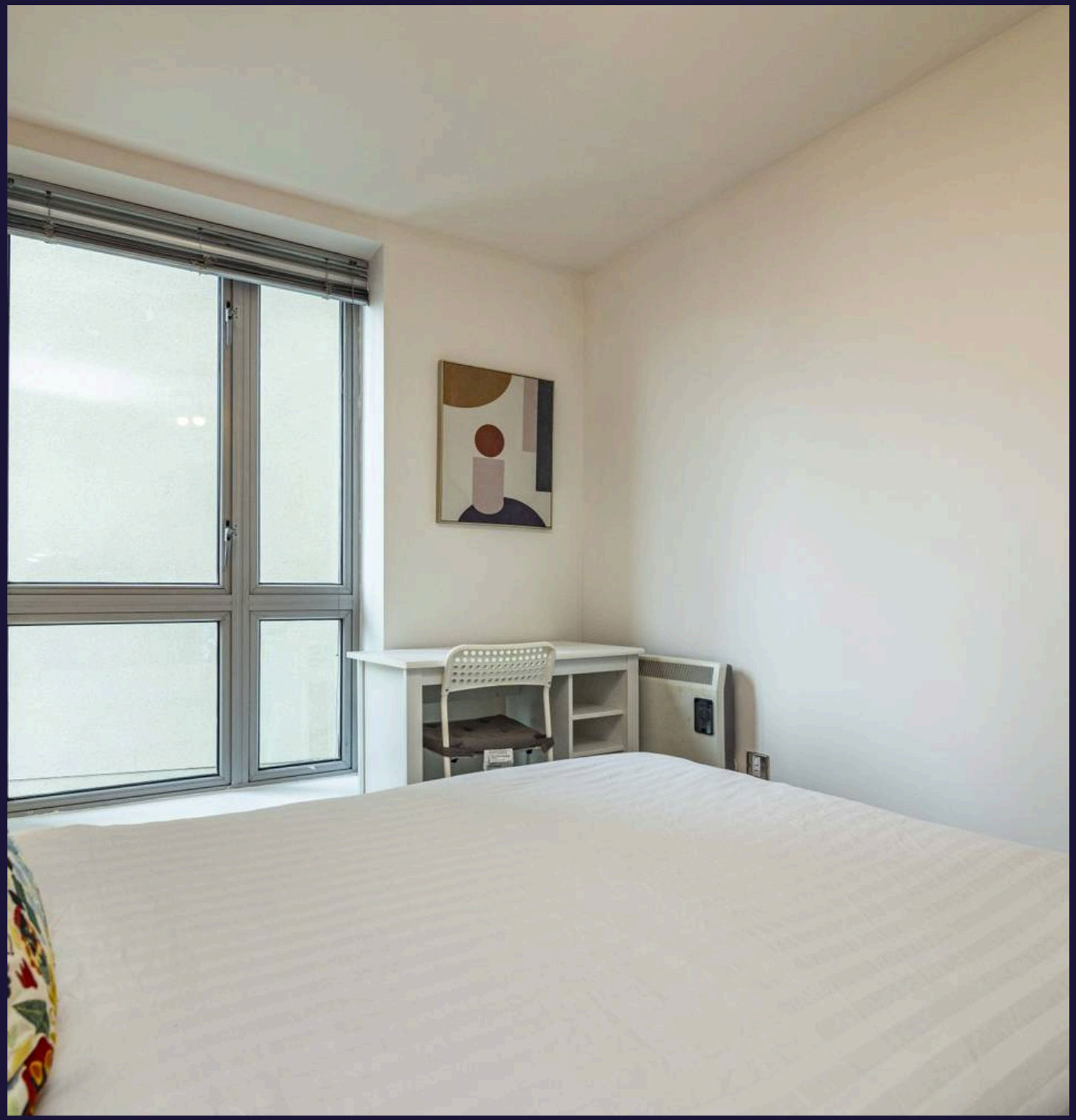
An additional benefit is the secure allocated parking space.

Contact Comfort Estates today to arrange your viewing and avoid missing out on this fantastic city centre home - available now!

Open Plan Living Area
24' 2" x 11' 7" (7.36m x 3.52m)
At the end of the corridor, this bright open-plan living area has been recently redecorated and is finished with wood-effect laminate flooring. The space is furnished with a large sofa, an armchair, a coffee table, a TV unit, and a dining table with two chairs, creating a comfortable and functional layout. The adjoining kitchen is well equipped, featuring wooden cupboards that offer ample storage, along with integrated appliances including a four-ring induction hob, extractor fan, electric oven, fridge/freezer, dishwasher, and washing machine.

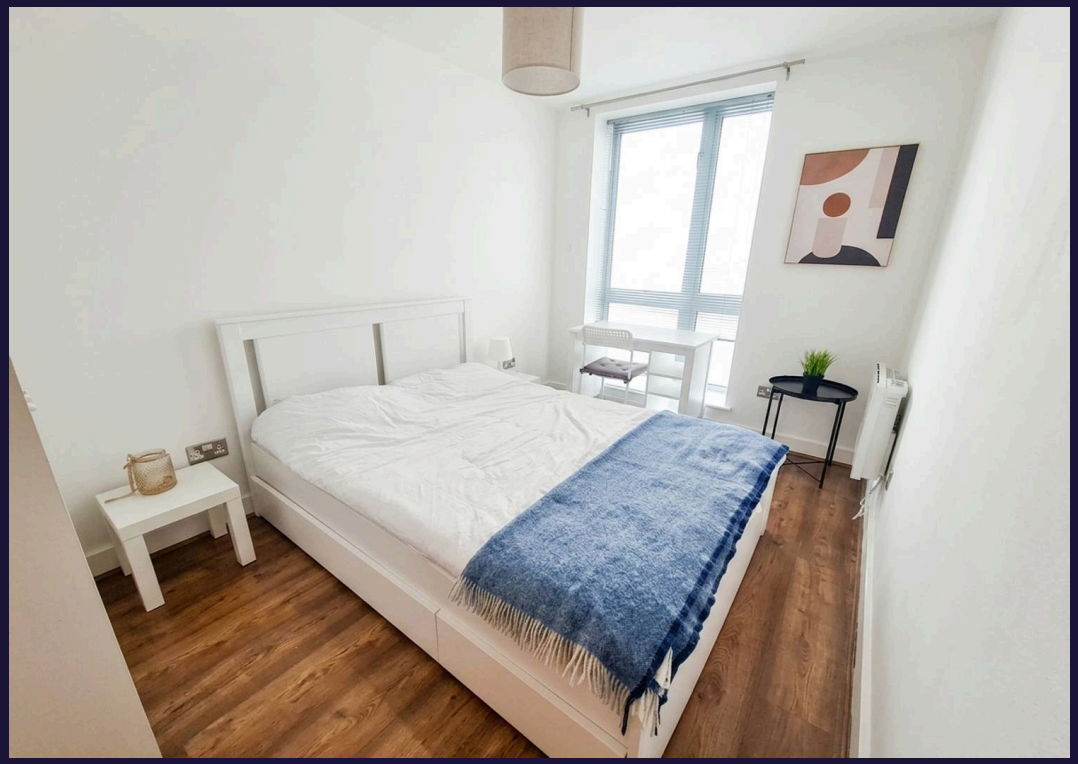
Entrance Hall
7' 9" x 7' 4" (2.36m x 2.23m)
A generously proportioned hallway offering a bright and welcoming entrance, complete with a built-in storage cupboard and dedicated hanging space for coats. From here, there is convenient access to both bedrooms, the main living area, and the bathroom, creating a well-connected and practical layout throughout the home.

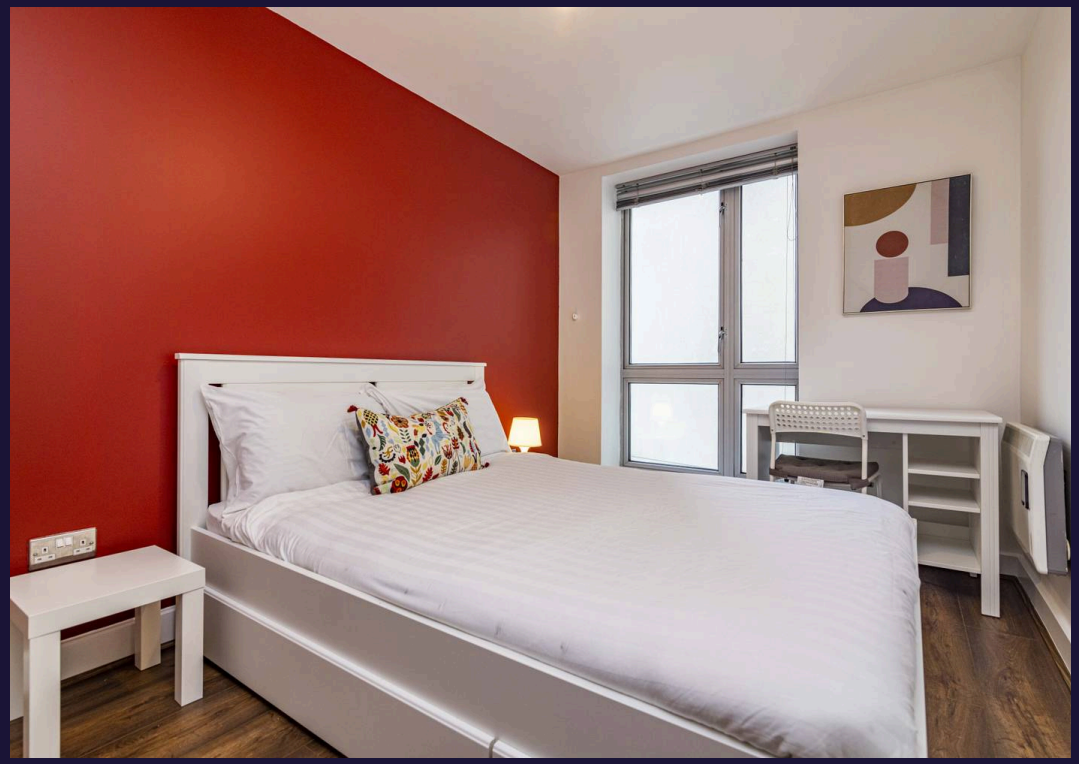
Bedroom 1
13' 8" x 8' 0" (4.17m x 2.44m)
A well-proportioned double bedroom, recently redecorated to a fresh and modern standard. The room is thoughtfully furnished with a comfortable double bed and mattress, complemented by matching bedside tables. A practical workspace is provided with a desk and chair, ideal for working or studying from home, while a built-in wardrobe offers ample storage and hanging space for clothing and personal belongings.

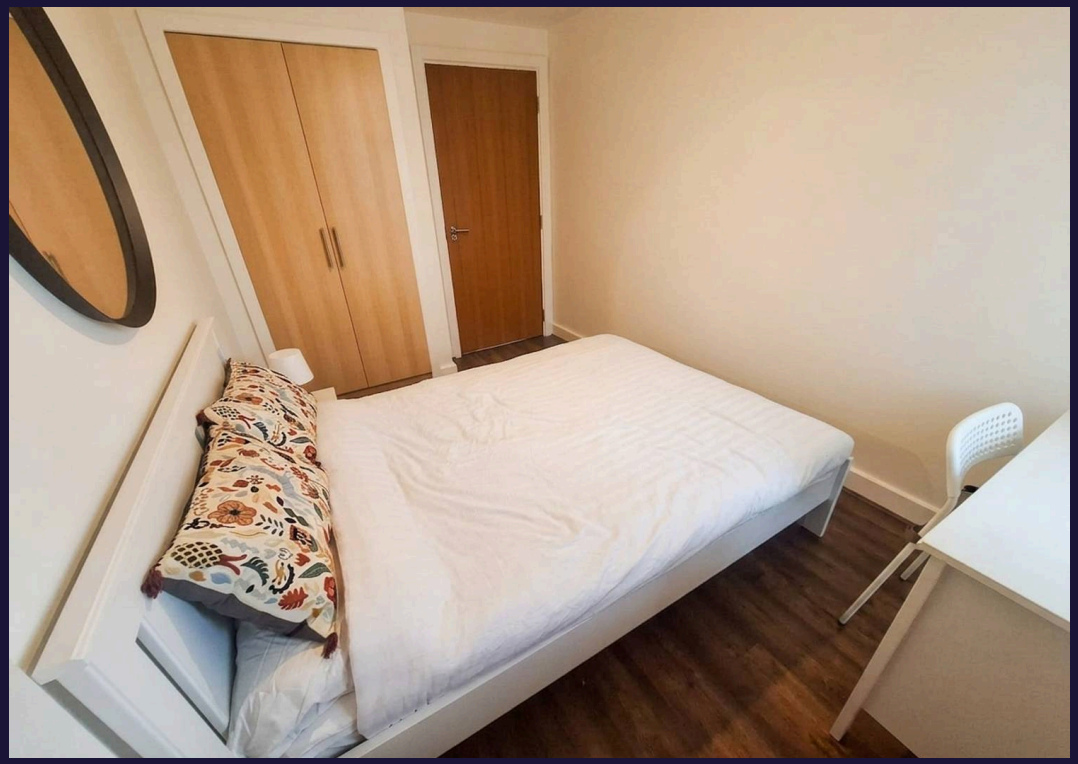


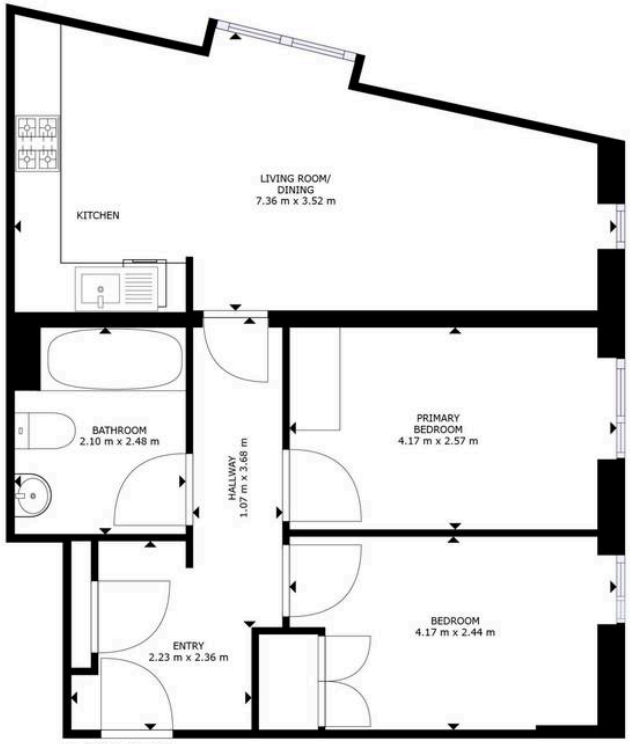
Bedroom 2
13' 8" x 8' 5" (4.17m x 2.57m)
A spacious and well-proportioned double bedroom, recently redecorated to a fresh and modern finish. The room is fully furnished with a comfortable double bed and quality mattress, complemented by bedside tables for added convenience. A dedicated workspace includes a desk and chair, ideal for working or studying, while a standalone wardrobe provides ample storage and hanging space for clothing and personal belongings.

Bathroom
8' 2" x 6' 11" (2.48m x 2.10m)
A generously sized bathroom featuring a classic white three-piece suite, comprising a bath with overhead shower, wash basin, and WC. The space is further enhanced by a sleek, wall-mounted mirrored cabinet, providing both practical storage and a clean, modern finish.









FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 61 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