



Parkside, Lenton Avenue, Nottingham
£1,200 PCM

 **Comfort**
Estates



Parkside, Lenton Avenue

Nottingham

Comfort Estates are pleased to present this modern three-bedroom property located on Lenton Avenue, within the highly sought-after Park Estate.

The ground floor comprises a stylish open-plan kitchen and dining area, a spacious bedroom, and a contemporary en-suite bathroom. To the first floor, the property offers a bright living room, two further bedrooms, and the main bathroom. The property is offered **unfurnished**, with all integrated kitchen appliances included.

The Park Estate is a prestigious residential area, renowned for its beautiful Victorian architecture. Ideally positioned just a short walk from Nottingham City Centre, residents benefit from easy access to a wide range of shops, cafés, restaurants, bars, and local amenities. Nottingham Train Station is also within walking distance, providing excellent transport links in and out of the city.

Available now – contact Comfort Estates today to arrange a viewing.





Kitchen/Dining Room

19' 3" x 12' 4" (5.88m x 3.75m)

Upon entering the property, you are welcomed into a modern and spacious open-plan kitchen and dining area. Finished with white walls and grey laminate flooring, the kitchen is fully equipped with integrated appliances including a fridge/freezer, oven, electric hob, combi-microwave, washer/dryer, and dishwasher. The space benefits from ample storage cabinets, generous worktop space, under-cabinet lighting, a convenient breakfast bar, and plenty of room for a dining table and chairs.

Bedroom

15' 2" x 8' 3" (4.62m x 2.52m)

Accessed via the kitchen, the ground-floor bedroom is generously sized and finished with white walls and grey carpeting. The room benefits from a large front-facing window and also features a private en-suite bathroom.

En-suite

7' 8" x 3' 5" (2.33m x 1.05m)

The ground-floor bedroom benefits from a modern en-suite bathroom, finished with grey wall and floor tiles. The suite comprises a shower cubicle, wash basin with storage unit, WC, and a heated towel rail.

Lounge

19' 8" x 13' 2" (6.00m x 4.02m)

Ascending the grey carpeted staircase, you are welcomed into a spacious and bright lounge. The room benefits from a large floor-to-ceiling window to the front and a further window at the back, allowing plenty of natural light to flow through. Finished with white walls and grey carpeting, the lounge also features a stylish fireplace and a hanging mirror.



Bedroom

10' 0" x 8' 9" (3.05m x 2.67m)

Located at the front of the property is an additional bedroom of a good size which will accommodate a double bed. The room is finished with white walls and grey carpeting.

Bathroom

10' 7" x 5' 1" (3.22m x 1.56m)

The main bathroom is located on the upper floor and features a shower over a P-shaped bath, WC, wash basin, mirror, and a heated towel rail. The room is finished with a combination of white tiled and painted walls, grey vinyl flooring, and also houses the heating system within a cupboard.

Bedroom

9' 6" x 7' 7" (2.89m x 2.31m)

The third bedroom is finished with white walls and grey carpeting, making it ideal for use as an additional bedroom, home office, or nursery.





Approximate Gross Internal Area
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk