



Apt 2, Holly Lodge Julian Road, West Bridford
£0

 **Comfort**
Estates



Holly Lodge

Julian Road, Nottingham

Fantastic one-bedroom, unfurnished apartment located in the sought-after area of Lady Bay.

Situated on the ground floor, the apartment briefly comprises a double bedroom with built-in wardrobe, a bathroom with shower over the bath, an entrance hallway with storage cupboard, a fitted kitchen with appliances, and a bright living and dining area complete with patio doors.

The property further benefits from an allocated parking space, well-maintained communal gardens, and a secure bike store.

Just a stone's throw away is The Hook, offering a pleasant riverside walk along the River Trent towards Holme Pierrepont and the National Water Sports Centre. Central Avenue is also within easy walking distance, providing local amenities, parks, and bus routes.

Available now, this apartment is ideally suited to a single professional or a professional couple. Enquire today to arrange a viewing.





Kitchen

10' 4" x 5' 10" (3.14m x 1.77m)

The kitchen is fitted with wall and base units and includes a freestanding fridge/freezer, integrated electric hob, oven, extractor fan, and washing machine. The space is finished with colourful wall tiling, wooden units, neutral-toned floor tiles, and a window fitted with a blind.

Lounge/Diner

17' 0" x 10' 5" (5.17m x 3.18m)

The spacious living room is accessed via an archway from the kitchen and benefits from a large window with curtains, along with patio doors also fitted with curtains, allowing plenty of natural light and fresh air during the warmer months. The room is finished with white walls and grey carpeting.

Bedroom

11' 1" x 10' 5" (3.38m x 3.18m)

The spacious double bedroom features a built-in wardrobe with mirrored doors, a window fitted with curtains, and is finished with white walls and grey carpeting.

Bathroom

10' 5" x 5' 7" (3.18m x 1.69m)

The bright white bathroom features a bath with shower over and shower curtain, WC, wash basin, wall-mounted mirror with light, and a towel rail. The room is finished with white walls, white tiling around the bath, and marble-effect floor tiles.

Hallway/entrance

Upon entering the property, a hallway provides access to all rooms and benefits from a convenient built-in storage cupboard at the end. The space is finished with white walls throughout and grey carpeting.





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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