



The Atrium Waterfront Plaza, Nottingham  
£1,150 PCM





## The Atrium

### Waterfront Plaza, Nottingham

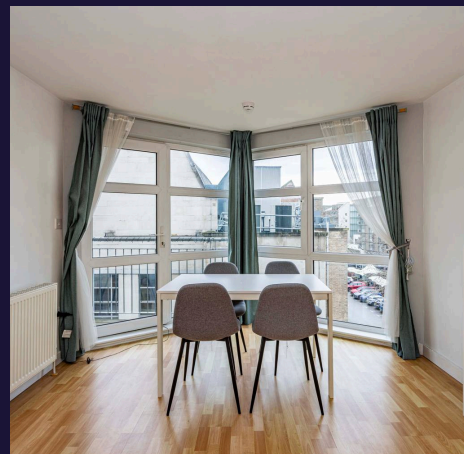
Presenting this modern and well-presented two bedroom apartment located in The Atrium, Waterfront Plaza.

The apartment offers two generously sized double bedrooms, with one room benefiting from a private en-suite bathroom, along with a further contemporary bathroom accessed from the hallway.

The heart of the home is the spacious open plan kitchen, living and dining area, which comes fully furnished and equipped with all kitchen appliances, making it ideal for both relaxing and entertaining. From the living area there is access to a private balcony overlooking the canal. Perfect to enjoy your morning coffee.

The Atrium is ideally situated just a short walk from Nottingham Train Station, offering excellent transport links in and out of the city. A range of local amenities are also close by, including a gym, convenience store, coffee shops and restaurants. Nottingham City Centre is within easy walking distance, providing an abundance of shops, bars and leisure facilities.

Available now, this property is perfectly suited to professional sharers or a couple seeking a modern apartment in a highly convenient City Centre location.







### **Kitchen, Living & Dining Room**

28' 9" x 10' 8" (8.76m x 3.26m)

Open-plan kitchen, living and dining area, fully furnished with a sofa, coffee table, TV and TV stand, shelving unit, dining table and chairs. The fitted kitchen features wall and base units and is equipped with a sink, gas hob, oven, washing machine, integrated dishwasher and integrated fridge/freezer.

### **Bathroom**

9' 3" x 3' 10" (2.82m x 1.18m)

Just off the hallway is the main bathroom, fitted with a shower over the bath, wash basin, mirrored cabinet, toilet, shelving unit and heated towel rail, finished with neutral wall and floor tiles.

### **Bedroom 1**

15' 3" x 8' 2" (4.66m x 2.49m)

Spacious double bedroom complete with bed, mattress, bedside table and bench. The room is neutrally painted and complete with laminate flooring.

### **Bedroom 2**

15' 4" x 8' 4" (4.68m x 2.53m)

A further double bedroom complete with bed, mattress and mirrored wardrobe. Neutrally painted and complete with laminate flooring - this room also benefits from an en-suite bathroom.

### **En-suite**

5' 9" x 5' 1" (1.75m x 1.55m)

The en-suite bathroom is finished with tiled walls and flooring and includes a shower cubicle, toilet, wash basin, mirror and heated towel rail.

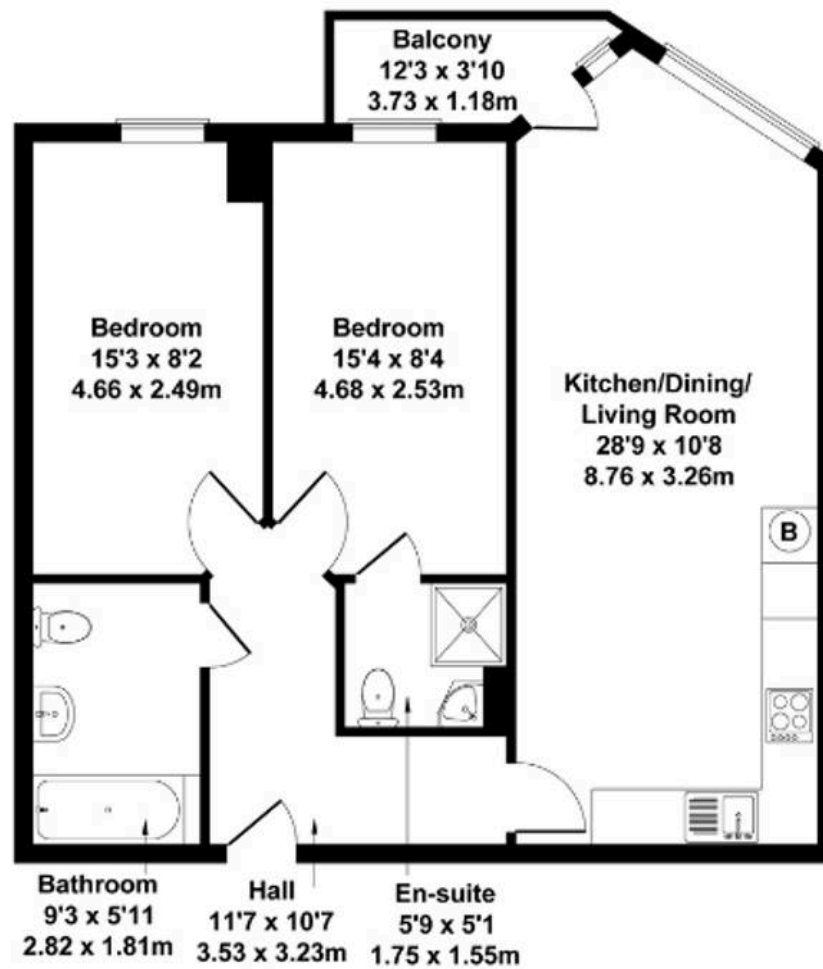








Approximate Gross Internal Area  
710 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Comfort Estates

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