

# Cliff Road , Nottingham, NG1 1GT



#### 2 Bedroom House

### £1,196 pcm

### Available from 11 September 2025

Comfort Estates, 47 Derby Road, Nottingham, NG1 5AW

0115 933 8997 | info@comfortlettings.co.uk

Head to www.comfortestates.co.uk for more information about this property





## FACILITIES

Furnished Parking: Available at an additional cost Furnished 2 Double Bedrooms Furnished Appliances Included Furnished Private Garden Bills Inclusive Package Available Parking: Available at an additional cost

#### DESCRIPTION

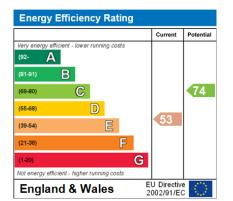
Comfort Estates are proud to present this fabulous two bedroom house is situated on Cliff Road in the City of Nottingham. The popular Lace Market is just a 5 minute walk away, it is also walking distance to the Nottingham train station and tram / bus links.

The property has recently been renovated throughout and is tastefully furnished. There is a spacious lounge with feature fire place, a large modern fitted kitchen (with dishwasher, washer/dryer & fridge/freezer) and dining area. To the rear of the property is a small secure garden. Upstairs there are two double bedrooms with built in storage spaces and a modern white three piece bathroom suite with shower over bath.

There will be new carpets throughout the property which will be installed at the end of the current tenancy.

£138pppw excluding utilities. Utilities can be included at £18pppw.

Deposit of £250 per person



The Security Deposit required for this property will be **£500.00.** 

The Holding Deposit required for this property will be 1 week's rent (this will be credited to your first month rental payment).

The minimum rental term is 12 Months.