

## The Pinnacle , Cottage Terrace , Nottingham , NG1 5AS



2 bedroom Flat / Apartment

£1,300 pcm

Available from Now

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

0115 9338997 | [info@comfortlettings.co.uk](mailto:info@comfortlettings.co.uk)

Head to [www.comfortlettings.co.uk](http://www.comfortlettings.co.uk) for more information about this property



## FACILITIES

1. Furnished
2. Allocated Secure Parking
3. Appliances Included
4. En-suite Bedroom
5. Modern Design
6. Lift Access
7. Balcony
8. Highly Regarded Location

## DESCRIPTION

A beautifully presented apartment situated the sought-after Professional Quarter of Nottingham City. This stylish residence places you right at the heart of a bustling city centre, offering a wealth of amenities at your fingertips. With an array of boutique shops, vibrant bars, gourmet restaurants, and captivating theatres just moments away, you'll relish the convenience and excitement of urban living. Enjoy seamless connectivity with an abundance of public transport options, including proximity to Nottingham train station and a comprehensive bus and tram network. For those who prefer traveling by car, excellent road links such as the A52 and M1 are within easy reach.

On entering the apartment you have a spacious entrance hallway with storage leading to an open plan living space and kitchen overlooking the balcony, two very well proportioned double bedrooms, one having an ensuite, and the main bathroom. The property has all appliances included, a secure door entry system and gated parking.

Elevate your city living experience in this stylish and contemporary home, where comfort meets convenience in the heart of Nottingham, call Comfort Estates now to book your viewing appointment.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
72	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
74	74
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

The security deposit required for this property will be £1615.00.

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.