



17 Beckett Court, Gedling, NG4 4GS

£125,000





# 17 Beckett Court Gedling, NG4 4GS

- Second floor maisonette
- Two double bedrooms
- Full length integral garage
- Shared balcony
- Lounge & spacious breakfast kitchen
- Modern shower room

straight into the property details. Entant hall, the UPVC double glazed side entrance door, concealed radiator, gray would affect laminate flooring, continuing through to the second bedroom shower room and living room. Living room, warmmented gas fire, concealed radiator, UPVC double glazed front window, and opening through to the breakfast kitchen. Breakfast kitchen, a range of wall ambatrants with shaker style doors, and polished granite in effect worktops and breakfast bar with peninsular unit. and matching upstands. integrated to brush steel, gas oven matching four in gas hob with brush steel extracted canopy and glass splashback. Integrated fridge freezer, plumbing for washing machine, inset, one and a half bowl, stainless steel sink unit and drainer. Radiator, PowerPoints with USB, and UPVC double glaz rear window. Bedroom one. Also with gray wood effect flooring, UPVC double glaze, rear window, and radiator, Bedroom 2, UPC double glaze. Front window and radiator. Before I forget, Trace, go back to the hallway. just add loft access, please,? shower, consisting of a large shower boarded cubicle with multi jet, shower and second mixer, toilet and wash basin with half mosaic ti into the walls, chrome, ladder tail rail, extractor fan, Aring cupboard, and U PC double glazed. Side window. Outside, to the front and up and over door leads into the full length. Tandem garage with light power and RD board. to the rear. is a garden, which is predominantly artificial grass with a full width pay patio, raised gravel pl planter, and steps that lead up to the shared artificial grass, balcony, and front door. This is leaseal property. I haven't got the least DSL details to hand, b

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## Entrance Hall

UPVC double glazed side entrance door, concealed radiator, loft access and grey laminate wood-effect flooring wood effect continuing through to the second bedroom, shower room and living room.

## Living Room

Wall-mounted gas fire, concealed radiator, UPVC double-glazed front window and opening through to the breakfast kitchen.

## Breakfast Kitchen

A range of wall and base units with shaker-style doors, polished granite effect worktops, upstands and breakfast bar with peninsula unit and power points with USB. Integrated brushed steel gas oven, matching four ring gas hob with a brushed steel extracted canopy and glass splashback. Integrated fridge freezer, plumbing for a washing machine, inset one and a half bowl stainless steel sink unit and drainer, radiator and UPVC double-glazed rear window.



## Bedroom 1

Also with grey wood effect flooring, UPVC double glazed rear window and radiator.

## Bedroom 2

UPVC double-glazed front window and radiator.

## Shower Room

Consisting of a large shower boarded cubicle with multi-jet shower and second mixer, toilet and wash basin with half mosaic tiling to the walls. Chrome ladder tail rail, extractor fan, airing cupboard and UPVC double-glazed side window.

## Outside

To the front, an up and over door leads into the full length tandem garage with light, power and RD board. To the rear is a garden, which is predominantly artificial grass with a full-width paved patio and raised gravel planter. From here, a staircase leads up to an artificial grassed balcony which is shared with the neighboring property.

## Material Information

TENURE: Leasehold

LEASE DETAILS: 999 initial lease with 951 years remaining

GROUND RENT: £25 - to be reviewed on: .....

SERVICE CHARGE: £0.00 - to be reviewed on: .....

COUNCIL TAX: Nottinghamshire - Band A

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: yes - neighbor's garden access

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

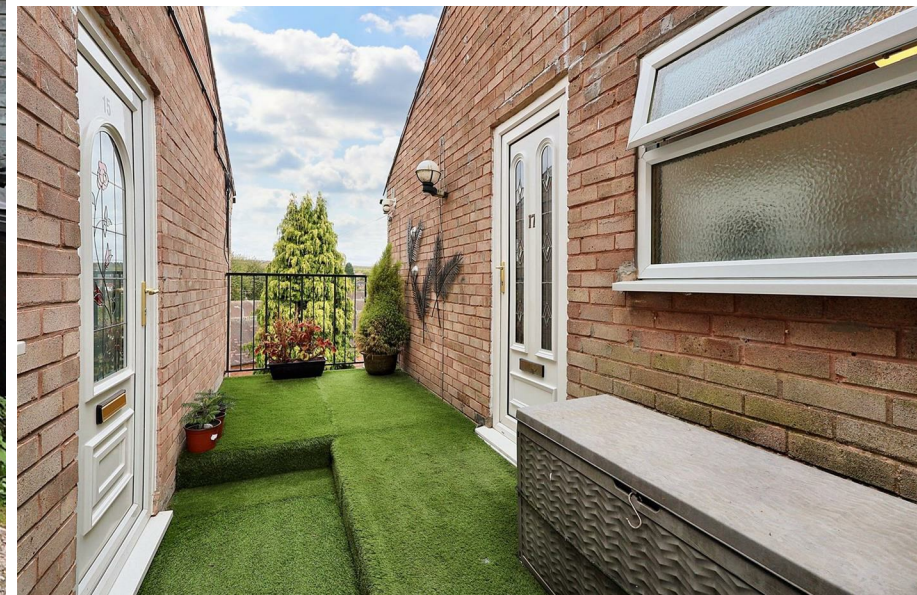
MAINS WATER PROVIDER: Severn Trent







**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:** no  
**BROADBAND AVAILABILITY:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**ELECTRIC CAR CHARGING POINT:** not available.  
**ACCESS AND SAFETY INFORMATION:** stair access  
from ground floor





Approx Gross Internal Area  
64 sq m / 690 sq ft



**Floorplan**  
Approx 45 sq m / 485 sq ft



**Garage**  
Approx 19 sq m / 205 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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