



**Pavior Road  
Bestwood, Nottingham NG5 5UE**

**Guide Price £115,000 Leasehold**

AN IMMACULATE TWO BEDROOM, THIRD  
FLOOR APARTMENT SITUATED IN  
BESTWOOD, NOTTINGHAM.





\*\*\* GUIDE PRICE £115,000 - £120,000 \*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE TWO BEDROOM, THIRD FLOOR APARTMENT situated in BESTWOOD, NOTTINGHAM.

The property is situated on a popular estate which is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. Alongside this, the property is ideally located near City hospital.

Upon entry, you are welcomed into the hallway, which allows access to the OPEN PLAN Kitchen /lounge Diner. The hall also provides access to the first double bedroom, second bedroom, and family bathroom, which features a three-piece suite.

The property also benefits from the use of an allocated parking space and communal gardens.

Do not miss out on this opportunity, call our Arnold Branch today!



### Entrance Hallway

16'10 x 4'8 approx (5.13m x 1.42m approx)

Secure entry door to the front with communal entry phone system, ceiling light point, double radiator, airing/storage cupboard housing the hot water cylinder, additional storage cupboard and panelled doors to:

### Open Plan Living/Kitchen

#### Living Area

17' x 10'11 approx (5.18m x 3.07m approx)

Two UPVC double glazed windows to the side, double radiator, ceiling light point and open through to:

#### Kitchen Area

16'10 x 8'3 approx (5.13m x 2.51m approx)

With a range of matching wall and base units incorporating a laminate work surface over, integrated oven with four ring hob above and extractor over, 1½ bowl stainless steel sink with mixer tap, kickboard heater, integrated washing machine and fridge, tiled splashbacks, ceiling light point, open through to living area.

#### Bedroom 1

11'1 x 12'2 approx (3.38m x 3.71m approx)

UPVC double glazed window to the side, double radiator, ceiling light point.

#### Bedroom 2

9'11 x 9'4 approx (3.02m x 2.84m approx)

UPVC double glazed window to the side, double radiator, ceiling light point.

#### Bathroom

8'3 x 6'7 approx (2.51m x 2.01m approx)

A modern white three piece suite comprising of a panelled bath with Bristan electric shower over, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the front, tiled splashbacks, shaver point, mirrored cabinet, radiator, extractor fan and ceiling light point.

#### Outside

Allocated parking space

#### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

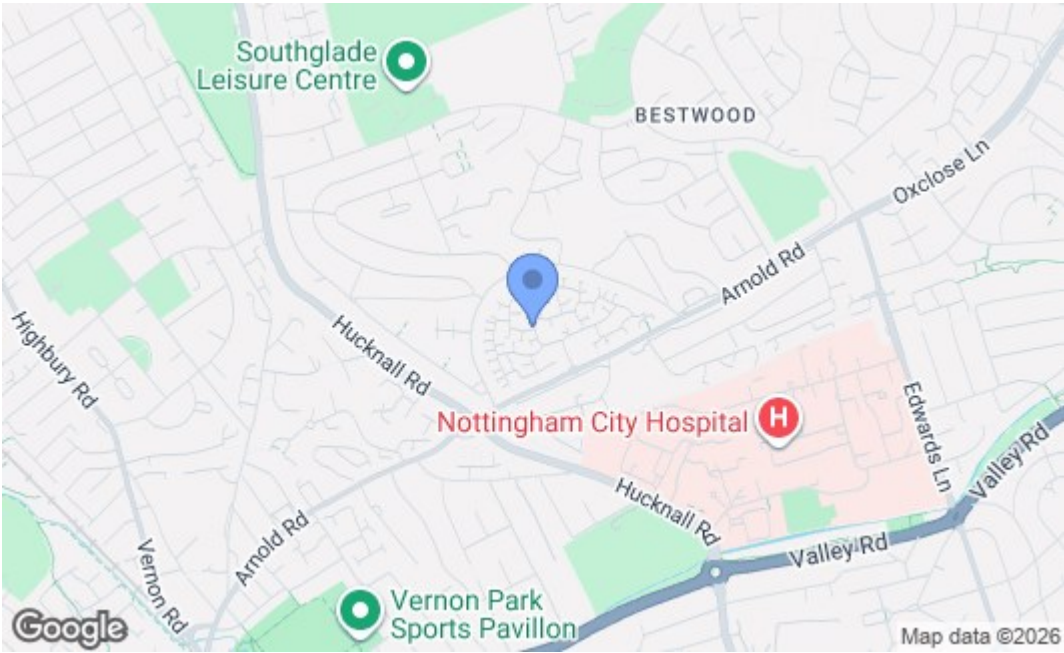
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.