



**Belleville Drive  
Bestwood Park, Nottingham NG5 5PP**

**Guide Price £85,000 Leasehold**

A WELL PRESENTED ONE BEDROOM  
GROUND FLOOR APARTMENT SITUATED  
IN BESTWOOD PARK, NOTTINGHAM!





**\*\*GUIDE PRICE £85,000 - £90,000!\*\***

Robert Ellis Estate Agents are pleased to offer to the market this well-presented one-bedroom ground floor apartment, ideally located in the popular residential area of Bestwood Park, Nottingham.

This property offers a fantastic opportunity for first-time buyers, downsizers, or buy-to-let investors, with the added benefit of being close to a wide range of local amenities and conveniently positioned on a regular bus route for easy access into the city and surrounding areas.

The accommodation comprises an entrance hall, a spacious lounge/diner, a separate kitchen, a generously sized double bedroom, and a modern wet room. The apartment is well-maintained throughout and ready for immediate occupation.

Externally, the property enjoys access to well-kept communal gardens, offering outdoor space to enjoy without the upkeep.

Whether you're looking to get on the property ladder, downsize to something more manageable, or add to your investment portfolio, this home ticks all the boxes. Early viewing is highly recommended to appreciate what's on offer.



### Entrance Hallway

Composite entrance door, wall mounted radiator, laminate flooring, two storage cupboards, and doors leading to the master bedroom, lounge, bathroom and kitchen.

### Lounge

15'3" max x 12'7" max (4.67m max x 3.84m max )

With laminate flooring, double glazed window to the front, TV point, and wall mounted radiator.

### Kitchen

9'8" max x 7'3" max (2.96m max x 2.23m max )

With lino flooring, double glazed window to the rear, a range of wall, base and drawer units with work surfaces over, incorporating a sink and drainer unit with mixer tap, fav oven, inset electric hob, with cooker hood above, cupboard housing the boiler installed in November 2024, space for fridge or freezer, and wall mounted radiator.

Oven, hob and extractor installed in March 2025 and remain under guarantee.

### Wet Room

7'3" max x 6'0" max (2.22m max x 1.85m max )

With electric shower, tiled splashbacks, wall mounted radiator, wash-hand basin with hot and cold taps, WC, and double glazed window to the rear.

### Bedroom

11'6" max x 12'6" max (3.52m max x 3.82m max)

Carpet flooring, wall mounted radiator, and double glazed window to the front.

### Outside

Outside there is a store, communal garden, and parking is on-road.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

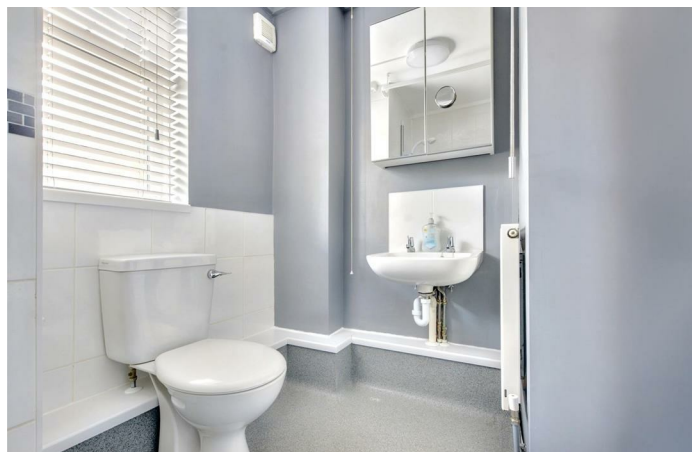
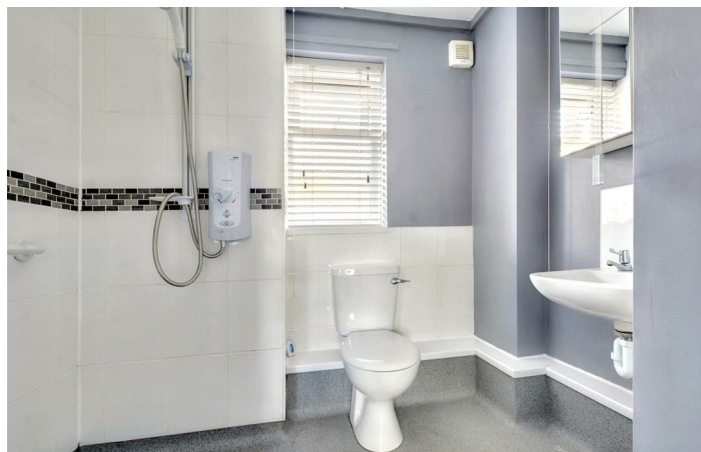
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

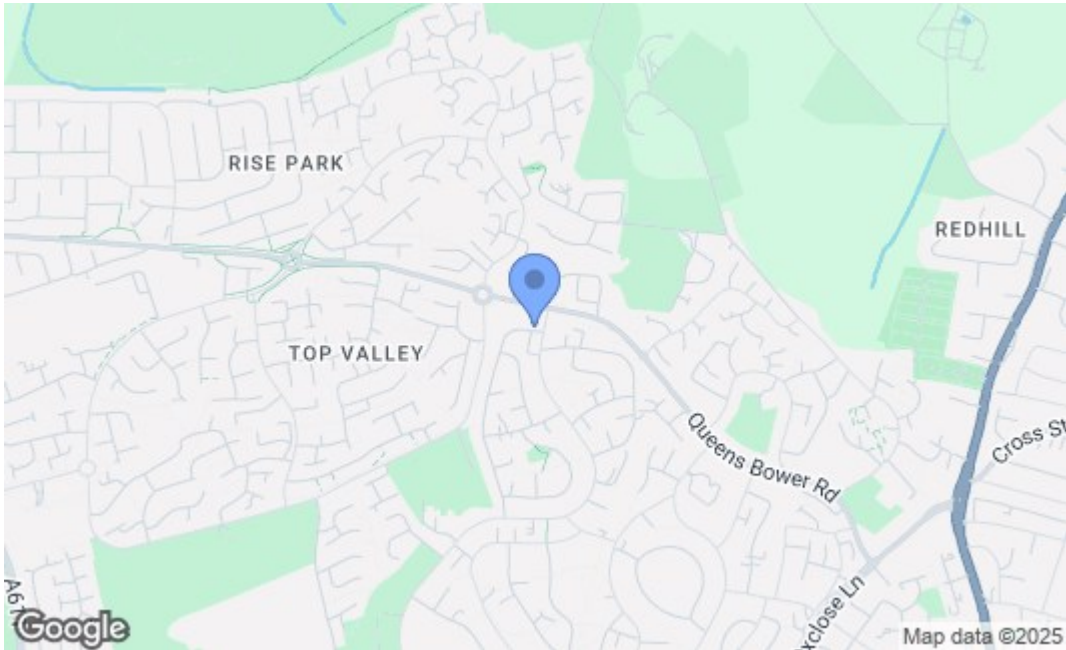
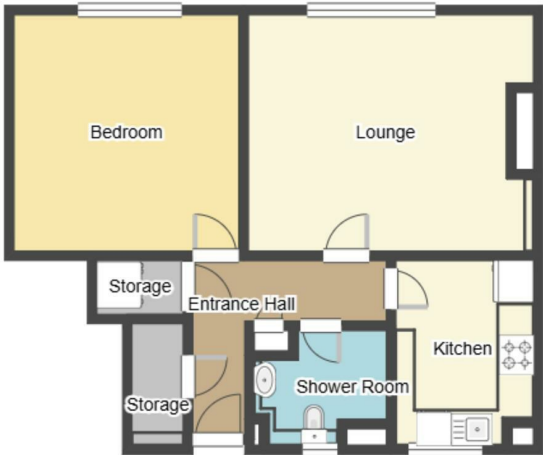
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



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.