



**Nether Street
Beeston, Nottingham NG9 2BA**

£205,000 Leasehold

A beautifully presented two double bedroom
third floor apartment.



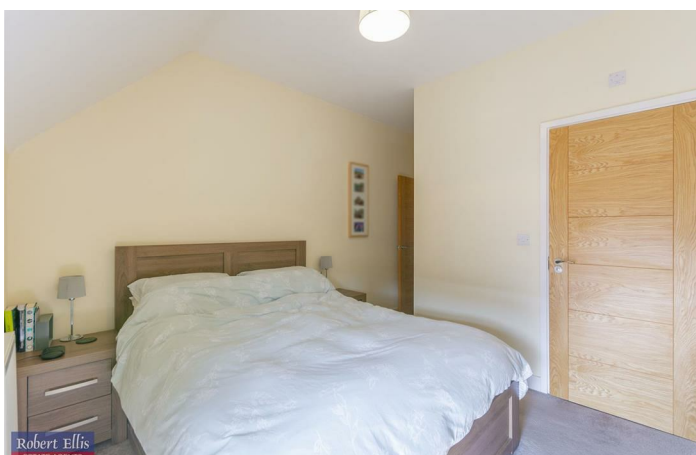
A beautifully presented two double bedroom third floor apartment.

Situated in this modern block of apartments which includes lift access to all floors, in the sought after and convenient location of central Beeston where you are just a stone's throw away from a variety of local shops and amenities including schools, transport links, Nottingham University and the Queen's Medical Centre, this excellent property with a versatile living space would suit a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: Entrance hallway, open plan living/kitchen/diner, a master bedroom with en-suite, further double bedroom and bathroom.

Outside the property has the benefit of a dedicated parking space to the rear of the building and a private and enclosed sunny balcony to enjoy.

Offered to the market with the benefit of ready to move in to accommodation and low maintenance living, this fantastic property simply must be viewed to be truly appreciated,



Entrance Hallway

With a front door, radiator, useful built in storage cupboard, spotlights and door to the bathroom, two bedrooms and kitchen/living/diner.

Kitchen/Living/Diner

27'10" x 16'5" reducing to 13'8" (8.5 x 5.01 reducing to 4.19)

With a range of modern wall, base and drawer units, worksurfaces, sink with drainer, electric oven with four burner gas hob and extractor fan over, integrated fridge, dishwasher and washer dryer, two radiators, Velux window, UPVC double glazed French doors to Juliet balcony, UPVC double glazed window to the front and UPVC double glazed door to the balcony.

Bedroom One

14'6" reducing to 9'4" x 11'0" reducing to 2'11" (4.44 reducing to 2.86 x 3.36 reducing to 0.91)

With UPVC double glazed window, radiator and door to en-suite.

En-Suite

Incorporating a three piece suite comprising walk in shower, wash hand basin inset to vanity unit, WC, tiled flooring and splashbacks, heated towel rail, extractor fan and spotlights.

Bedroom Two

14'6" reducing to 12'4" x 8'10" reducing to 4'7" (4.44 reducing to 3.78 x 2.7 reducing to 1.41)

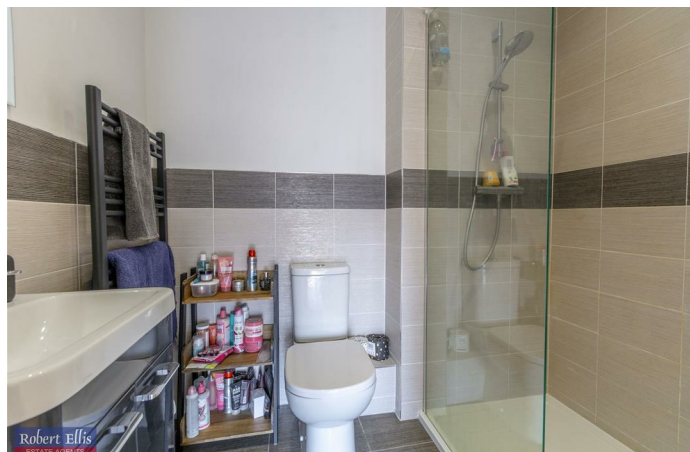
With fitted wardrobes, UPVC double glazed window and radiator.

Bathroom

Incorporating a three piece suite comprising panelled bath with mains controlled shower over, wash hand basin inset to vanity unit, WC, tiled flooring and splashbacks, heated towel rail, extractor fan and spotlights.

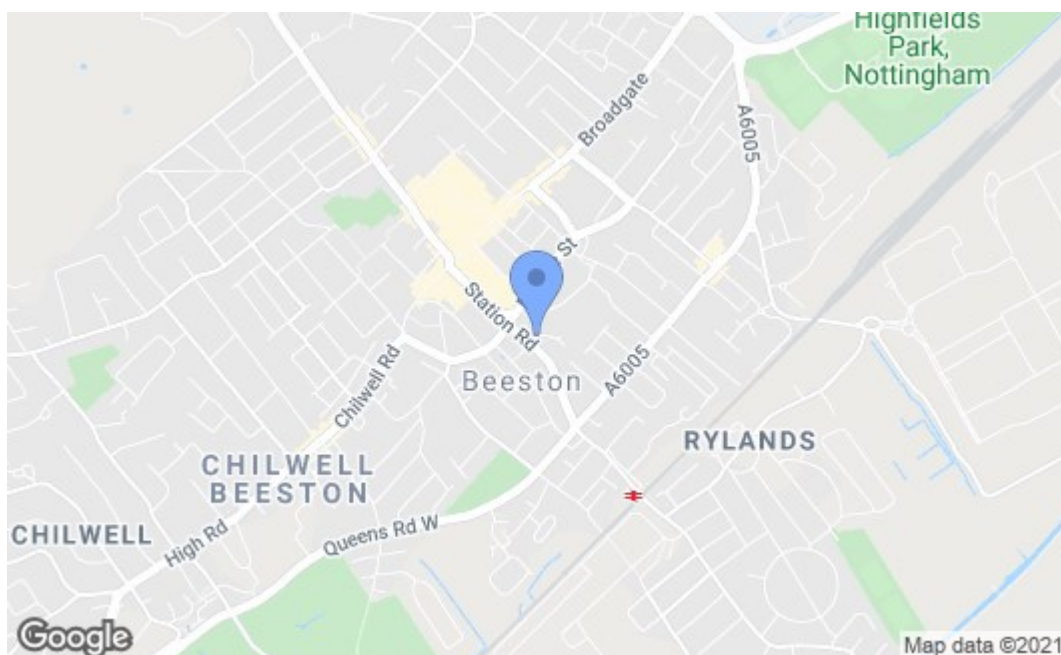
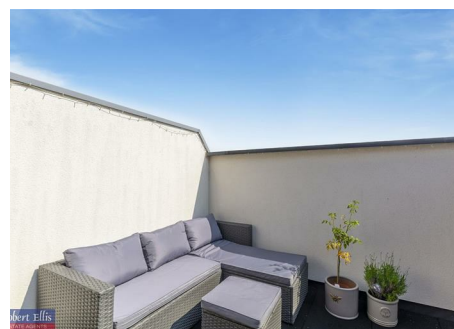
Outside

Outside the property has the benefit of a dedicated parking space to the rear of the building and a private and enclosed sunny balcony to enjoy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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