



Serina Court,  
Beeston, Nottingham  
NG9 2GR

**£165,000 Leasehold**



A three-bedroom ground floor flat offering an excellent investment opportunity.

Occupying a sought-after and central Beeston location, this excellent property is let out until July 2027 and is currently generating a rental income of £1500 per calendar month including bills.

In brief the internal accommodation comprises entrance hall with storage cupboard, kitchen diner and living space, bedroom with en-suite shower room, two further bedrooms and a shower room.

Outside the property has communal parking to the rear.

Conveniently situated for easy access to Beeston town centre, excellent transport links, the Queens Medical Centre and The University of Nottingham University, this great property is well worthy of viewing.



Communal entrance door with intercom system leads to communal hallway.

#### Entrance Hallway

Wooden door, storage cupboard and radiator.

#### Kitchen Diner & Living Area

15'3" x 11'10" (4.66m x 3.63m )

Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, inset electric hob with air filter above and electric oven below, plumbing for a washing machine, dryer space, UPVC double glazed window and radiator.

#### Bedroom One

11'9" x 7'4" plus recess (3.59m x 2.25m plus recess )

UPVC double glazed window, radiator, and cupboard housing the boiler.

#### En-Suite Shower Room

Wash-hand inset to vanity unit, shower cubicle with mains control shower, and extractor fan.

#### Bedroom Two

13'7" x 10'1" maximum overall measurements (4.16m x 3.09m maximum overall measurements )

UPVC double glazed window and radiator.

#### Bedroom Three

9'10" x 9'0" (3.01m x 2.76m )

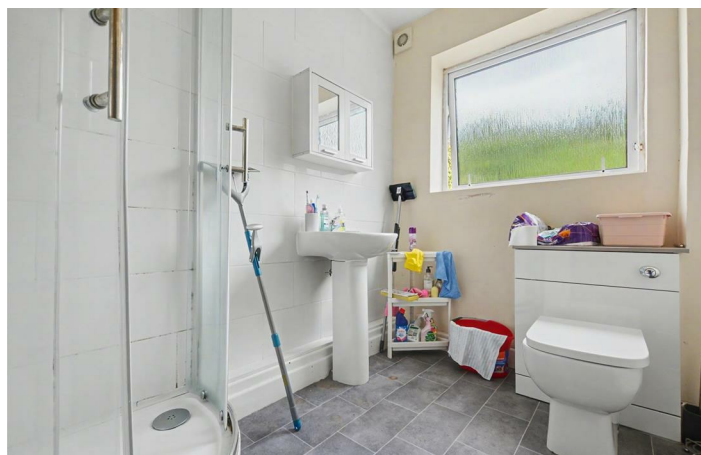
UPVC double glazed window. radiator and recessed wardrobe.

#### Shower Room

Fitted with a WC, pedestal wash-hand basin, shower cubicle, extractor fan, part tiled walls, wall mounted heated towel rail, and UPVC double glazed window.

#### Outside

To the front the property has a hedged boundary and to the rear the property has communal parking.

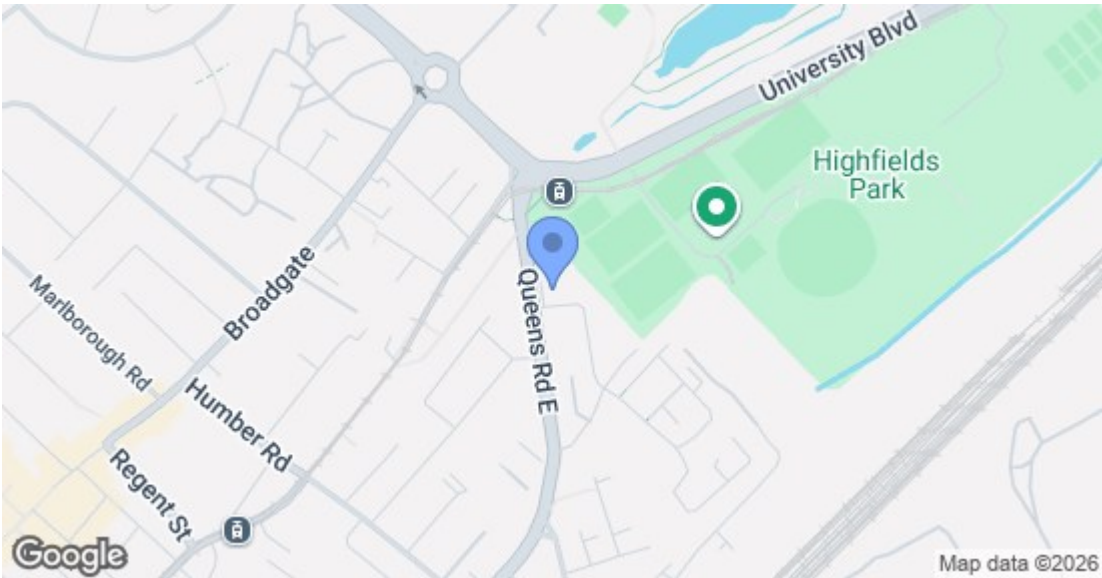




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.  
Made with Mapbox 02/26



| 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.