



Barton Street,  
Beeston,  
NG9 1JX

**£170,000 Leasehold**



A two-bedroom ground floor apartment with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This well proportioned property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, open plan living, dining and kitchen room, two double bedrooms and bathroom. Outside the property there is communal parking and a garage.

With the advantage of UPVC double glazing throughout and a long lease length this property is well worthy of an early internal viewing.



### Communal Entrance Hall

Secure UPVC double glazed door to the communal stairway.

### Entrance

UPVC double glazed door through to the entrance hall, with laminate flooring and access to storage cupboard housing the water tank.

### Living Dining Room

18'11" x 15'10" (5.77m x 4.83m )

Laminate flooring, with two electric storage heaters and two UPVC double glazed windows to the front aspect.

### Kitchen

8'5" x 5'11" (2.59m x 1.82m )

Fitted with a range of wall, base and drawer units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap, integrated electric oven with inset electric hob above and extractor fan over., space and fittings for freestanding appliances to include fridge freezer and washing machine, UPVC double glazed window.

### Bedroom One

11'4" x 9'10" (3.46m x 3.01m )

A carpeted double bedroom, with electric storage heater and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'4" x 8'7" (3.46m x 2.62m )

A carpeted double room, with electric storage heater and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

### Outside

Communal Parking Space and allocated garage.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Electric Heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

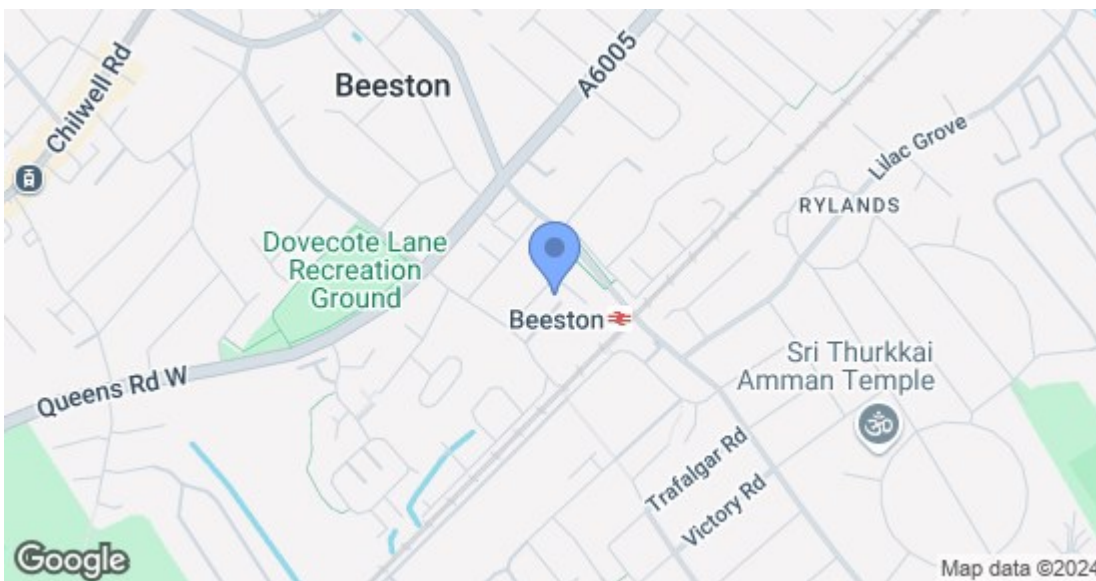
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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