Robert Ellis

look no further...

Linden Court,
Off Linden Grove,
NG9 2AG

£115,000 Leasehold

0115 922 0888

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A well-proportioned one-bedroom ground floor flat.

Tucked away in peaceful location set within communal gardens, sits this one-bedroom property that is considered ideal for a first time buyer, investor or those looking to downsize.

In brief the internal accommodation comprises: generous hallway, kitchen, lounge diner, bedroom and bathroom.

Outside the property benefits from communal parking, bin store, shed, drying area, and mature maintained communal gardens.

Ideally Situated for easy access to Beeston train station and town centre, this great property is available to the market with the benefit of chain free vacant possession, and a share of the freehold for the building.

Double glazed entrance door with intercom system leads to the communal hallway.

Entrance Hall
UPVC double glazed entrance door, intercom system, and airing cupboard housing the hot water system.

Lounge Diner
16'11" 10'7" (5.16m 3.25m)
Two UPVC double glazed windows, storage heater, and wall mounted fire.

Kitchen
10'5" x 7'0" (3.18m x 2.13m)
Fitted wall and base units, work surfacing with tiled splashback, inset electric hob with air filter above and electric oven below, single sink and drainer with mixer tap, integrated washer dryer, integrated fridge, and UPVC double glazed window.

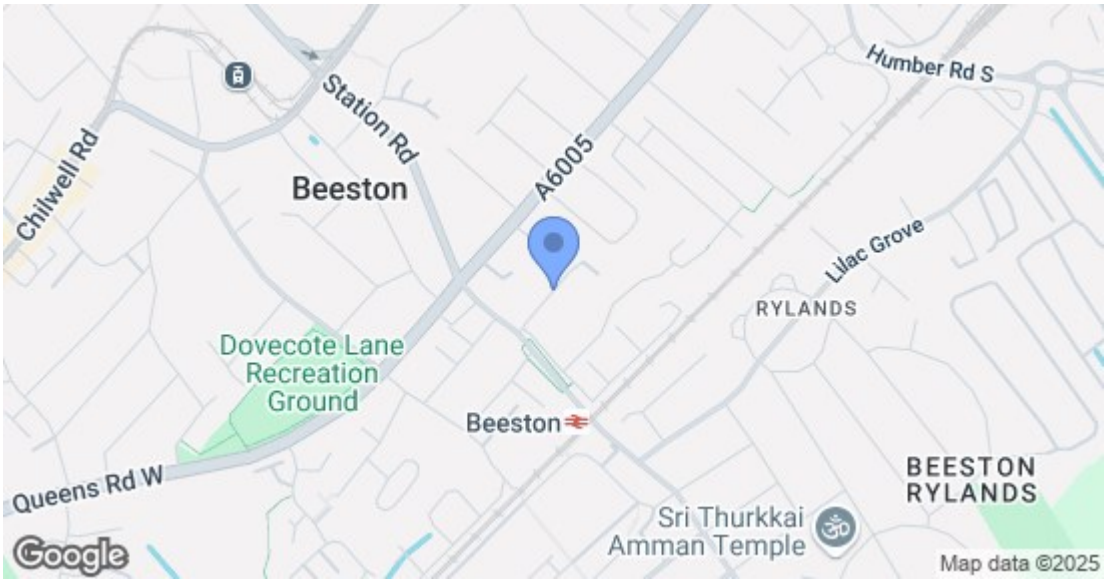
Bedroom
10'7" x 8'9" (3.25m x 2.67m)
UPVC double glazed window.

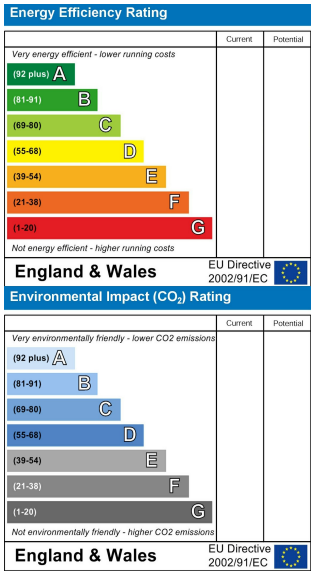
Bathroom
Fitted with a low level WC, pedestal wash-hand basin, bath with Mira shower over, part tiled walls, wall mounted heated rail, UPVC double glazed window and extractor fan.

Outside
To the front the property sits in communal maintained grounds, with mature and well manicured gardens, with shrubs, trees, and lawn, a communal drying area, communal parking, bin store and shed.

Material Information:
Leasehold - Part of the Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Electric
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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.





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