



Highfield Court,  
Beeston, Nottingham  
NG9 1HN

**£185,000 Leasehold**



A self contained two bedroom ground floor flat.

Occupying an enviable position within a popular small development, readily accessible for Beeston town centre, great transport links and a range of other facilities, this property would suit a range of potential purchasers but is considered ideal for those looking to downsize.

The internal accommodation which has been well maintained and benefits from modern fixtures and fittings briefly comprises, entrance hall, living diner, kitchen, shower room and two bedrooms.

Outside, the property has a primarily lawned garden with stocked beds and borders and a garage to the rear of the development.

Available to the market with chain free vacant possession this property is an excellent opportunity that must be viewed to be fully appreciated.



### Entrance Hall

UPVC double glazed door leads to the hallway with radiator and store cupboard housing the Ideal combination boiler for domestic hot water and heating.

### Kitchen

29'2" x 27'6" (8.9m x 8.4m )

With a range of modern fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset electric hob with inset electric oven, plumbing for a washing machine, UPVC double glazed window and a radiator.

### Living Diner

15'11" x 11'10" (4.86m x 3.63m )

Radiator and UPVC double glazed window to the front with a patio door leading to the front garden.

### Bedroom One

9'8" x 11'9" (2.97m x 3.6m )

UPVC double glazed window and radiator.

### Bedroom Two

8'9" x 7'6" (2.69m x 2.31m )

UPVC double glazed window, radiator and fitted cupboard.

### Shower Room

With modern fitments in white comprising WC, shower cubicle with Mira shower, wash hand basin inset to vanity unit, fully tiled walls, UPVC double glazed window, extractor fan and wall mounted heated towel rail.

### Outside

To the front, the property has a primarily lawned garden which is well presented with mature shrubs and to the rear, the property has a garage in a block.

### Garage

15'11" x 8'0" (4.87m x 2.44m )

Electric remote control up and over door to the front, light and power.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

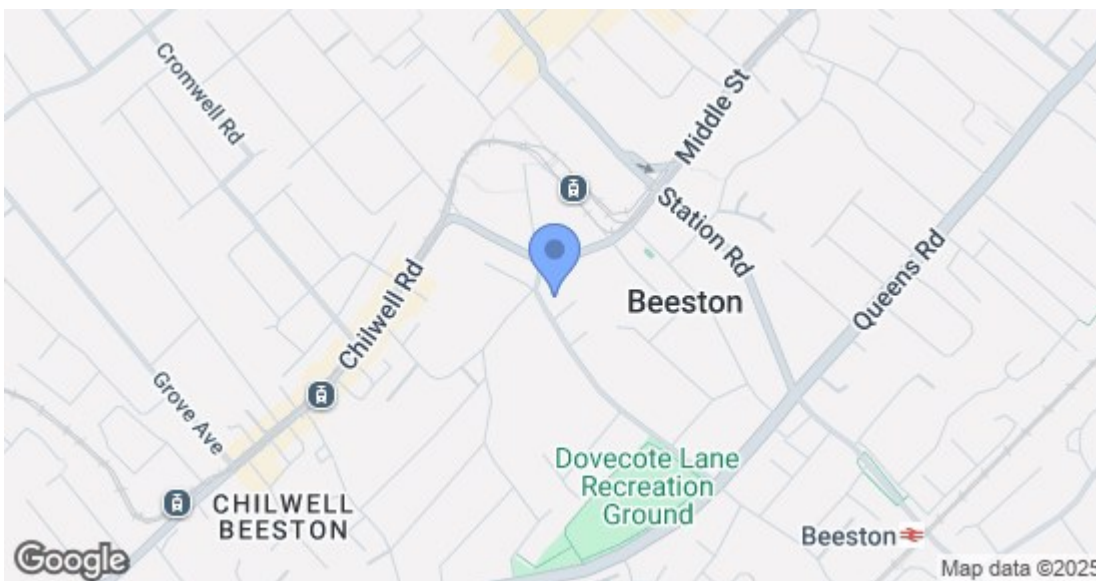
Has the Property Flooded?: No

### 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.



**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			
<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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