



Hassocks Close,  
Beeston, Nottingham  
NG9 2GH

**£175,000 Leasehold**



A well presented and spacious two double bedroom second floor apartment.

Situated in this popular and convenient residential location, approximately 400 metres from Highfields Park, the west entrance of The University of Nottingham and NET tram stop. It's within easy walking distance from local shops, The Queens Medical Centre and Boots Head Office. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including; first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, open plan kitchen living diner, two good sized double bedrooms and bathroom.

Outside, the property is located in a quiet and peaceful gated complex with allocated parking space and communal gardens.

Offered to the market with the benefit of ready to move in condition and chain free vacant possession, this great property is well worthy of an early internal viewing.



### Entrance Hall

Entrance door to front, radiator, loft hatch, airing cupboard housing the hot water cylinder and doors to the bathroom, two bedrooms and open plan kitchen living dining area.

### Kitchen Living Diner

18'6" (reducing to 11'4") x 18'3" (reducing to 10' (5.66m (reducing to 3.46m) x 5.57m (reducing to 3.2)

A carpeted room with two radiators, two UPVC double glazed windows and a kitchen area with laminate flooring, a range of wall, base and drawer units, work surfaces, breakfast bar, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, aluminium splashback, space for a fridge and plumbing for a washing machine.

### Bedroom One

10'5" x 8'2" (3.2m x 2.49m )

A carpeted double bedroom with fitted wardrobes, radiator and UPVC double glazed window.

### Bedroom Two

11'1" x 6'11" (3.4m x 2.11m )

A carpeted double bedroom with radiator and UPVC double glazed doors with flanking window to a Juliet balcony.

### Bathroom

6'7" x 6'3" (2.02m x 1.92m )

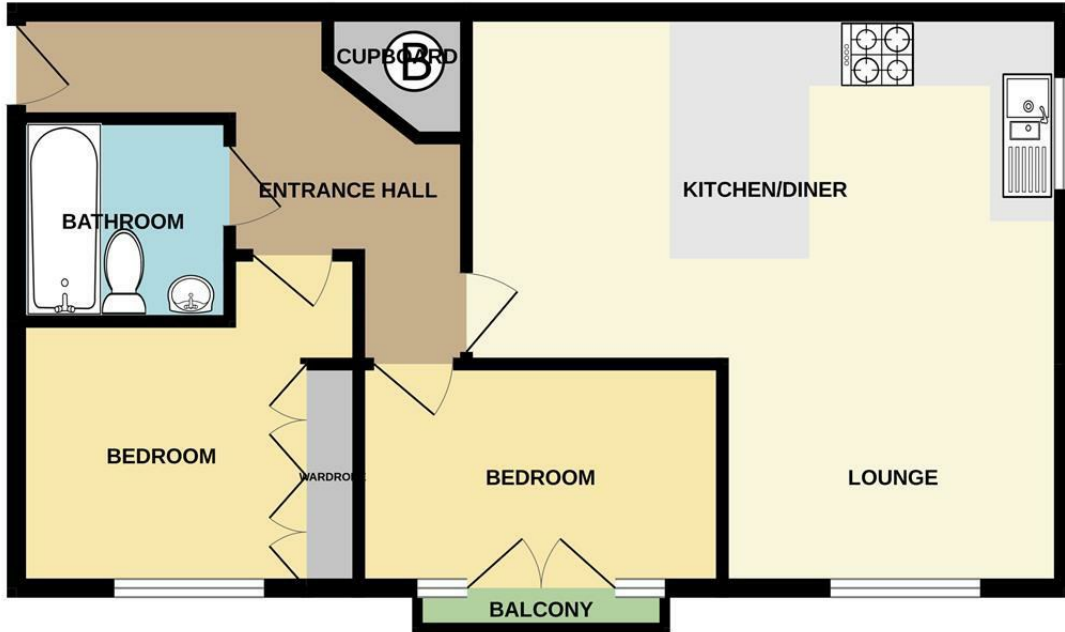
Incorporating a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashbacks, laminate flooring, wall mounted heated towel rail and extractor.

### Outside

Outside, the property is located in a gated complex with allocated parking space and communal gardens.



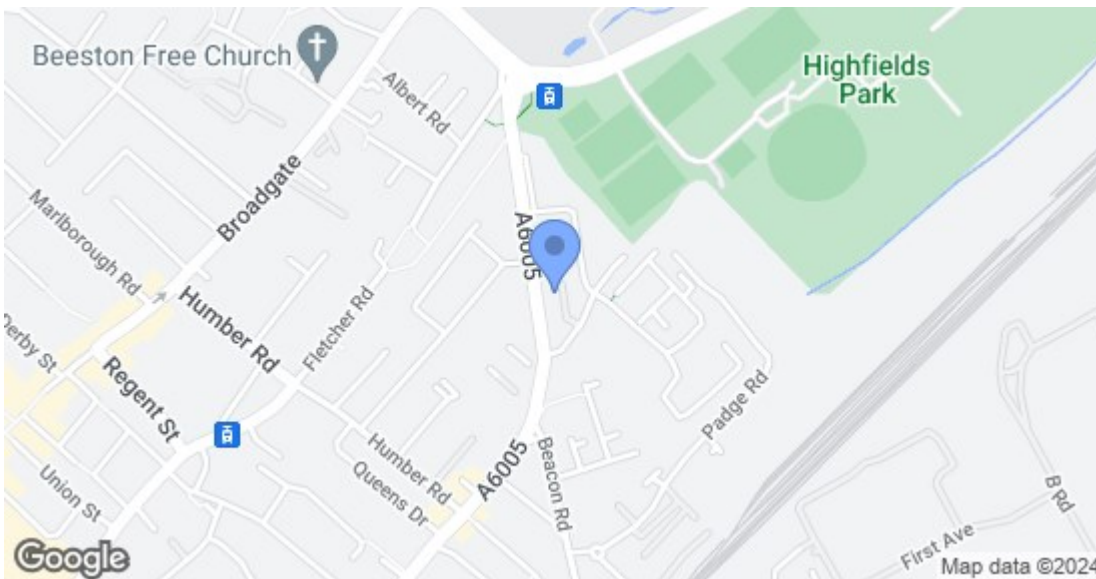
GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



15 HASSOCKS CLOSE, BEESTON

TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) approx.

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 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			
(69-80) C		76	78
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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