



Denison Street,  
Beeston, Nottingham  
NG9 1AY

**£140,000 Leasehold -  
Share of Freehold**



Situated in the heart of Beeston, this well-presented flat on Denison Street offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-proportioned reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests.

The flat comprises one spacious double bedroom, which is designed to be a tranquil retreat, ensuring a restful night's sleep. The bathroom is thoughtfully appointed, catering to all your daily needs with ease.

One of the standout features of this property is the availability of parking, a rare find in urban settings, making it an attractive option for those who drive. Additionally, the absence of a chain means that you can move in without delay, allowing for a smooth transition into your new home.

This flat is not only a practical choice but also a wonderful opportunity to enjoy the vibrant community of Beeston, with its array of local shops, cafes, and parks. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a lovely home in a desirable location. Do not miss the chance to make this flat your own.



### Communal Entrance Hall

Composite entrance door with flanking window leads to the communal entrance hall and stairs leading up to the first floor.

### Entrance Hall

Entrance door and doors to the bedroom, shower room and lounge.

### Living Room

11'11" x 10'7" (3.64m x 3.24m )

A carpeted reception room with UPVC double glazed window to the rear, radiator and door to the kitchen.

### Kitchen

9'11" x 7'10" (3.03m x 2.41m )

Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over, tiled splashbacks, tiled flooring, plumbing for a washing machine, space for a fridge freezer and UPVC double glazed window to the rear.

### Bedroom

14'9" x 8'7" (4.52m x 2.64m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Shower Room

Incorporating a three-piece suite comprising shower, wash-hand basin inset to vanity unit, WC, wall-mounted heated towel rail, UPVC double glazed window to the side and a boiler cupboard housing the Vaillant combination boiler.

### Outside

To the front of the property you will find a designated parking space and side access leading to the communal rear garden which has a decking area, patio, artificial lawn, a range of mature trees and shrubs, and a storage shed.

### Disclaimer:

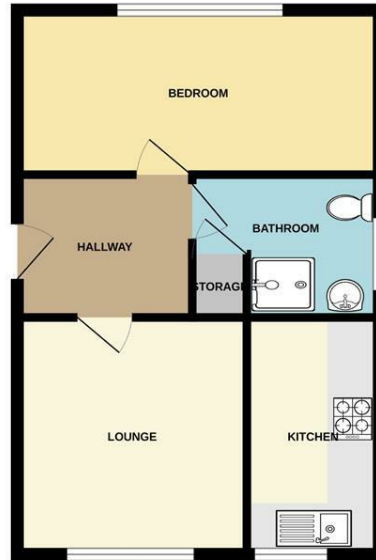
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guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

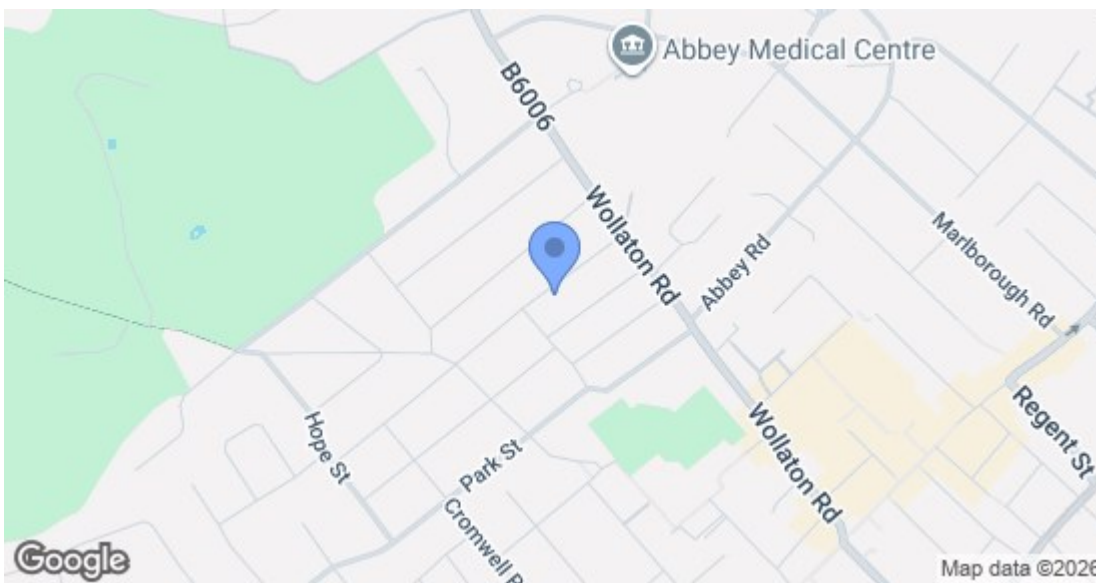




GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 411 sq ft. (38.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 apparatus 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		72	76
(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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