Robert Ellis

*look no further...*

Broughton Street,
Beeston, Nottingham
NG9 1BD

**£125,000 Leasehold**

0115 922 0888

/robertellisestateagent

@robertellisea

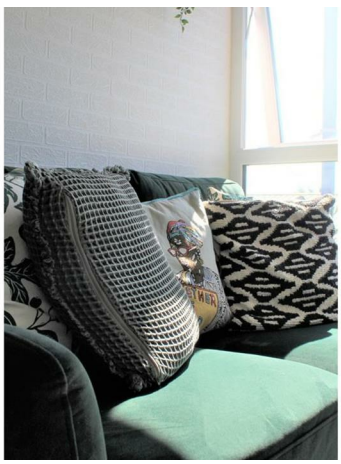
A modern, one bedroom apartment with the benefit of no upward a chain.

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 wonderful 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; communal entrance hall with stairs to the first floor, entrance to the apartment, open plan living and bedroom, separate kitchen and bathroom.

Outside the property to the rear is a communal space with allocated parking.

Having been fully refurbished throughout, and with the advantage of gas central heating this property is well worthy of an early internal viewing.



Communal Entrance Hall
UPVC double glaze doors and windows with stairs to the first floor.

Entrance Hall
UPVC composite fire door through to the entrance hall with laminate flooring and a radiator.

Open Plan Living and Bedroom
19'1" x 12'4" (5.82m x 3.76m )
Laminate flooring with two radiators, fitted wardrobes, two fitted storage cupboards, one housing a combination boiler, and UPVC double glazed window to the front and rear aspect.

Kitchen
9'10" x 6'6" (3.02m x 1.99m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer, inset gas hob with extractor fan above and integrated electric oven. Integrated appliances to include fridge freezer, dishwasher and washer dryer. UPVC double glazed window to the rear aspect.

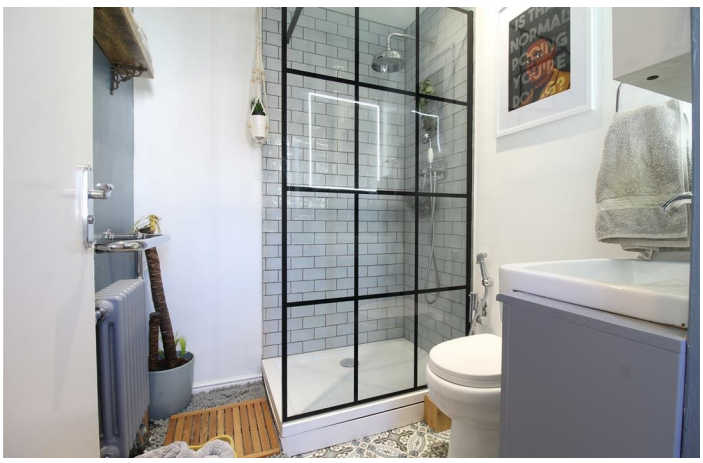
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower with glass shower screen, part tiled walls, radiator and access to the loft hatch.

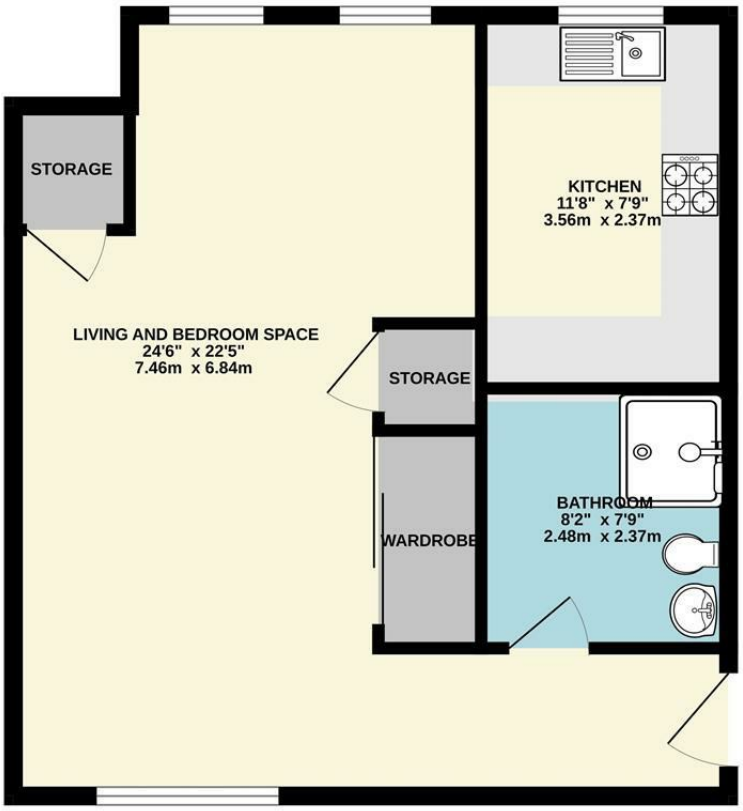
Outside
To the rear of the property is a paved parking area.

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
Has the Property Flooded?: No

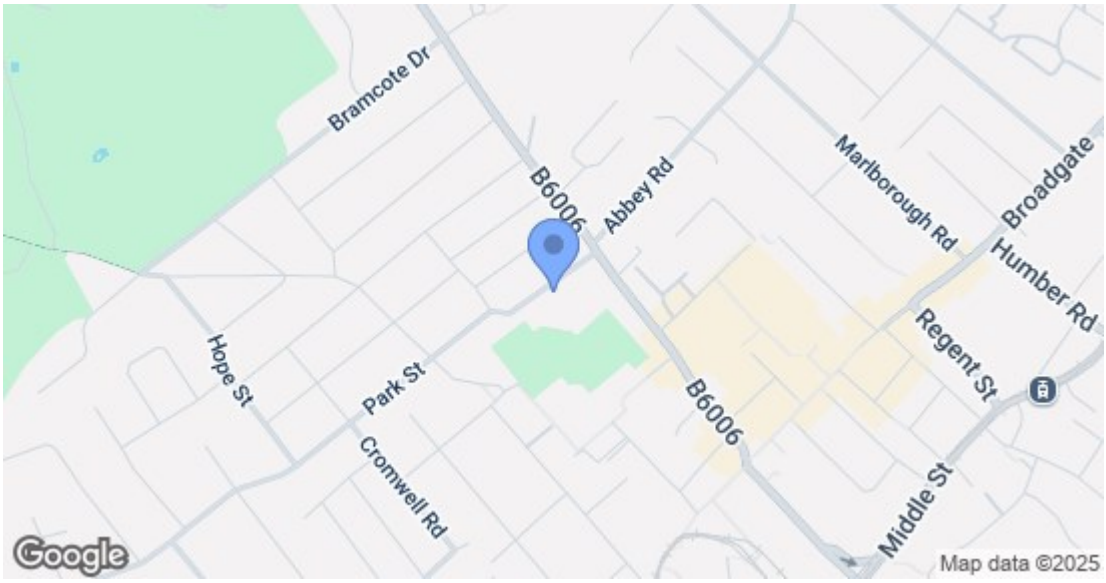
Disclaimer

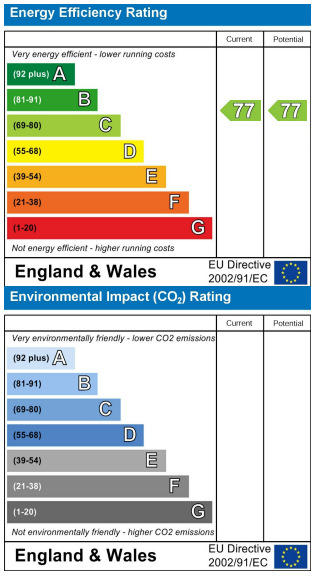
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.






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.
Made with Metropix ©2024




These details 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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888