Robert Ellis

look no further. . .







16 Highfield Court
Beeston, Nottingham NG9 1HN

A MUCH UPGRADED AND MODERNISED
TWO BEDROOM FIRST FLOOR FLAT

£145,000 Leasehold

0115 922 0888

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A MUCH UPGRADED AND MODERNISED TWO BEDROOM FIRST FLOOR MAISONETTE.

With the benefit of off-road parking, garage and garden and within close proximity of Beeston town centre, NET Tram and Chilwell High Road, this property is considered a fantastic opportunity for a variety of potential purchasers including young professionals, first time buyers and retired couples.

In brief, the internal accommodation comprises a private and individual entrance with stairs leading up to the hall, spacious lounge/diner, newly fitted kitchen, bathroom and two bedrooms.

Outside, the property benefits from a balcony with views over the gardens, low maintenance gravel garden to the side with stocked beds and mature shrubs. Finally there is a garage for storage or off-road parking with an up and over door.

Profiting from an extended lease and having been refurbished throughout, including new kitchen and new central heating, this property is well worthy of an early internal viewing in order to be fully appreciated.





ENTRANCE HALL
Composite front door to the entrance hall, stairs to the first floor, UPVC double glazed window to the side, useful storage cupboard, loft hatch and doors to the bathroom, two bedrooms and lounge/diner.

LOUNGE/DINER
15'11" x 11'11" (4.86 x 3.64)
Newly carpeted, UPVC double glazed door and window to the rear balcony and two radiators.

KITCHEN
8'10" x 7'6" (2.71 x 2.3)
Brand new kitchen comprising a range of modern wall, base and drawer units in grey, single sink with drainer, induction hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, wall mounted Worcester combination boiler, tiled splashbacks, UPVC double glazed window to the rear, overlooking the gardens.

BEDROOM 1
11'10" x 9'10" (3.62 x 3)
UPVC double glazed window to the front and radiator.

BEDROOM 2
10'11" to wardrobes reducing to 7'6" x 8'10" (3.33 to wardrobes reducing to 2.3 x 2.7)
Fitted wardrobe, UPVC double glazed window to the front and radiator.

SHOWER ROOM
Incorporating white three piece suite comprising shower cubicle, pedestal wash hand basin, w.c., tiled walls, radiator, wall mounted electric heater and UPVC double glazed window to the side.

OUTSIDE
Outside, the property benefits from a balcony with views over the gardens, low maintenance gravel garden to the side with stocked beds and mature shrubs. Finally there is a garage for storage or off-road parking with an up and over door.

Ref: 441jm







1ST FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)

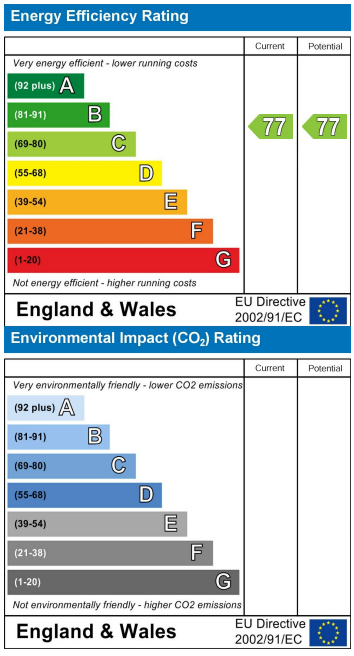
16 HIGHFIELD COURT, BEESTON
TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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