



Cartwright Way,  
Beeston, Nottingham  
NG9 1RL

**£170,000 Leasehold**



Offered to the market for the first time since its construction in 2009, this well proportioned property which overlooks playing fields to the front is likely to be of great appeal to a first time buyer, investor or those looking to downsize.

In brief, the internal accommodation comprises entrance hall, stairs off the first floor landing with useful storage cupboard, kitchen diner, lounge, en-suite bedroom, further double bedroom and bathroom.

Outside, the property has a path to the front door, a small border and a dedicated parking space.

Tucked away in a peaceful position within this popular development, well placed for easy access to Beeston town centre, the NET tram and Beeston train station, local parks and a wide range of other facilities. This great property is well worthy of viewing.



## ENTRANCE

Panel entrance door leads to the hallway, radiator, understairs storage. Stairs off to first floor landing.

## FIRST FLOOR LANDING

Two uPVC double glazed windows, radiator, cupboard housing the Ideal boiler, second storage cupboard and loft hatch.

## SITTING ROOM

15'8" x 10'6" (4.78 x 3.22)

uPVC double glazed window, radiator.

## KITCHEN DINER

14'0" x 9'1" (4.29 x 2.79)

With a range of fitted wall and base units, work surfacing with splashback, one and a half bowl sink with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine and dishwasher, two uPVC double glazed windows, radiator.

## BEDROOM ONE

11'1" x 9'9" (3.38 x 2.99)

uPVC double glazed windows, radiator, fitted wardrobe.

## EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin, shower cubicle with Mira shower over, uPVC double glazed window, shaver point, extractor fan, radiator.

## BEDROOM TWO

10'3" x 9'9" (3.14 x 2.99)

uPVC double glazed window, radiator.

## BATHROOM

Three piece suite comprising WC, pedestal wash hand basin, bath with shower handset, part tiled walls, uPVC double glazed window, extractor fan, radiator.

## OUTSIDE

To the front, the property has an established shrub border, a path to the front door and one dedicated parking space.

## Lease Details

To be confirmed

## Service Charges

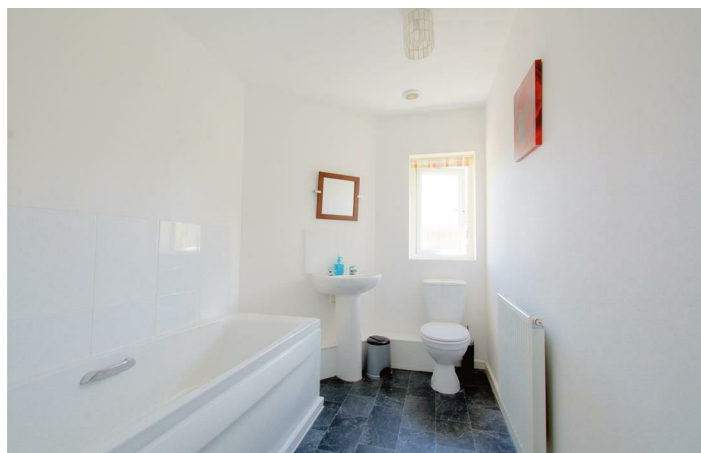
For 2023 the annual service charge was £1072

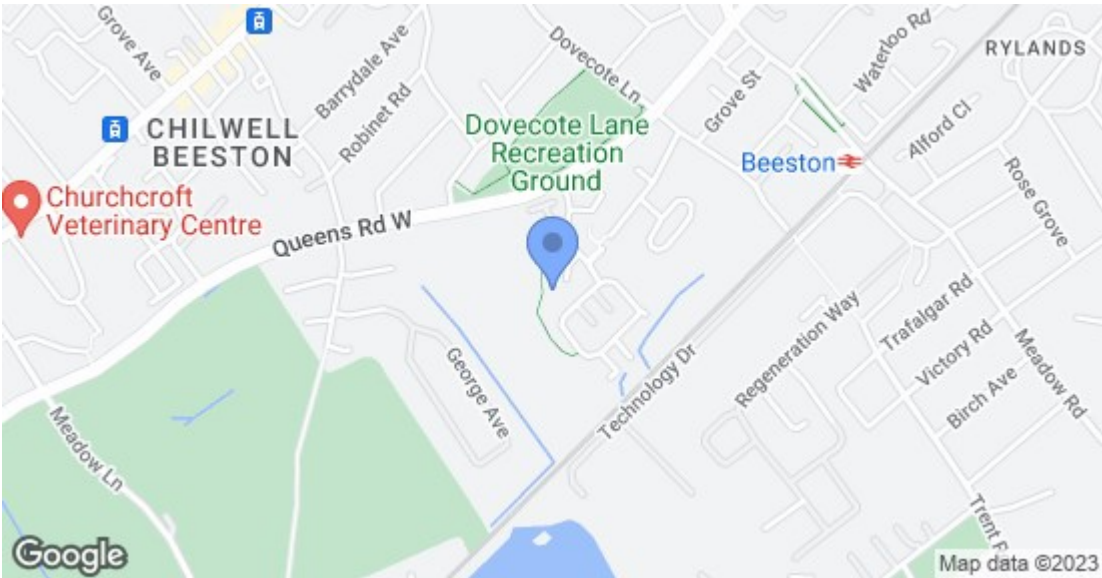
## Ground Rent

The ground Rent for 2023 is £125

## Council Tax Band

Broxtowe Borough Council Band B





| 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                     |         |           |
| England & Wales 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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.