Robert Ellis

look no further...







44 Imperial Road,
Beeston, Nottingham
NG9 1FN

£139,995 Leasehold

0115 922 0888

/robertellisestateagent @robertellisea



Situated in the sought-after and convenient area of Beeston, Nottingham, this delightful flat at 44 Imperial Road offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-appointed bedroom, providing a peaceful retreat after a long day. The flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing in a cosy atmosphere.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the availability of parking, a rare find in urban settings, making it an excellent choice for those who drive.

Situated in a vibrant community, residents will enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. Beeston is known for its friendly atmosphere and excellent transport links, making it easy to commute to Nottingham city centre and beyond.

This flat presents an excellent opportunity for those seeking a comfortable living space in a desirable location. Whether you are looking to invest or find your next home, this property is sure to impress. Don't miss the chance to make this charming flat your own.





Communal Entrance
With stairs leading up the flat on the second floor.

Entrance Hall
Entrance door, airing cupboard housing the hot water cylinder and doors the bedroom, lounge, bathroom and kitchen breakfast room.

Kitchen Breakfast Room
12'0" x 6'11" (3.67m x 2.11m)
With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with induction hob and air filter over, space for a fridge and freezer, plumbing for a washing machine, wooden flooring, tiled splashback, UPVC double glazed window to the side and radiator.

Lounge
13'11" x 10'2" (4.26m x 3.12m)
A carpeted reception room with UPVC double glazed window to the front and side, gas fire and a radiator.

Bedroom
13'11" x 8'4" (4.26m x 2.56m)
A carpeted double bedroom with Velux window, and radiator.

Bathroom
6'8" x 5'9" (2.04m x 1.77m)
Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, laminate flooring, tiled walls, radiator and UPVC double glazed window to the side.

Outside
To the rear of the property you will find a designated parking space for one vehicle.

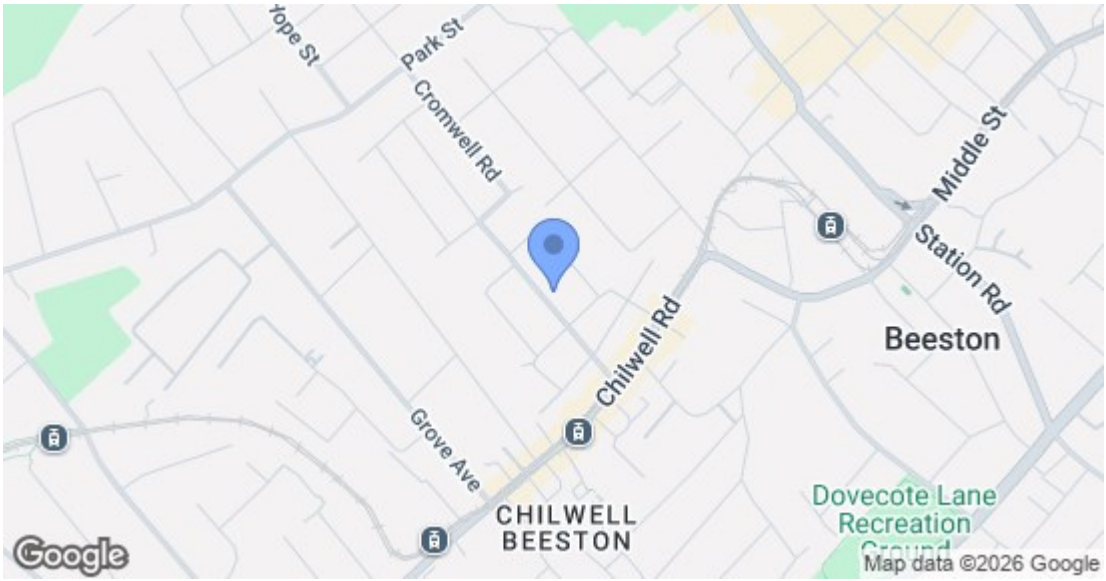
Material Information:
Leasehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: Stairs to second floor only.
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

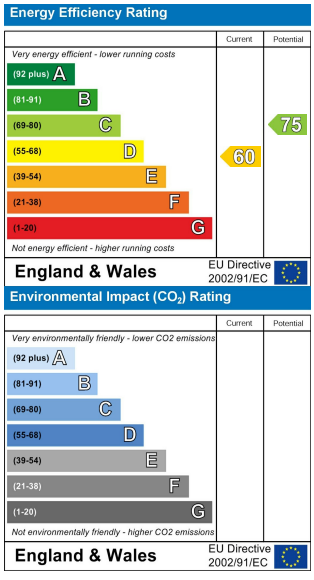
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness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











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