



Magnus Court,  
Beeston, Nottingham  
NG9 2DR

**£125,000 Leasehold**



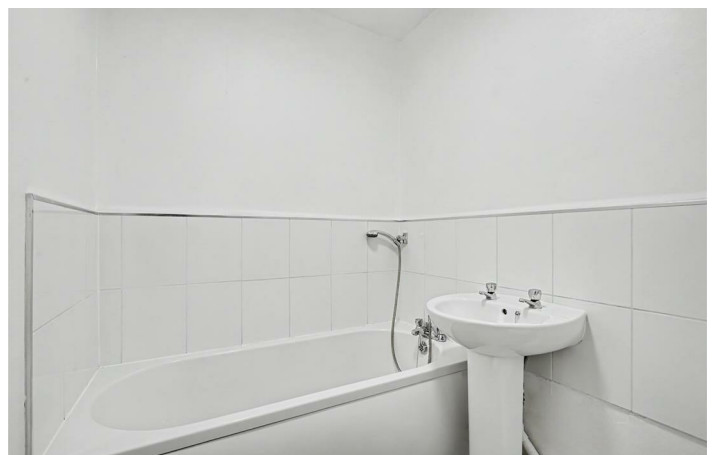
A self contained first floor one-bedroom flat.

Likely to appeal to a variety of potential purchasers though considered ideal for a first time buyer or investor, this well-proportioned and presented property is a great opportunity well worthy of viewing.

In brief the internal accommodation comprises entrance hall, landing, kitchen, lounge, bedroom and bathroom.

Outside the property has the benefit of a garage within the development that is currently let out by the vendor for a £100 per calendar month on an informal basis.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after and central Beeston location, close for a wide range of local amenities and transport links including bus routes and NET Tram.



### Entrance Hall

A wooden door with glazed panel, stairs off to the first floor landing with radiator, loft-hatch, and storage cupboard.

### Kitchen

8'5" x 6'0" plus door recess (2.58m x 1.85m plus door recess )

A modern kitchen with fitted wall and base units, work surfacing with tiled splashback, inset gas hob with electric oven below, further appliance space, a wall-mounted Vokera boiler, radiator, UPVC double glazed window and pantry cupboard.

### Lounge

14'3" x 9'10" (4.36m x 3.02m )

UPVC double glazed window and radiator,

### Bedroom

10'3" x 8'7" (3.145m x 2.63m )

UPVC double glazed window radiator and fitted wardrobe.

### Bathroom

Fitments in white comprising WC, pedestal wash-hand basin, bath with shower over the taps, part-tiled walls, radiator and extractor fan.

### Outside

The property benefits from a garage with to the rear of the building.

### 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

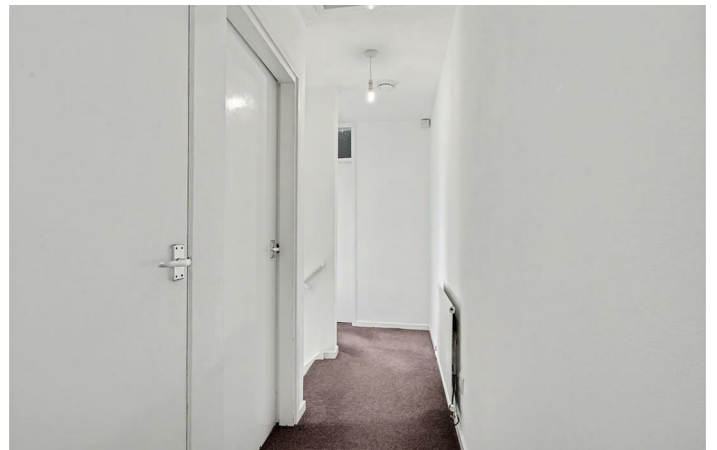
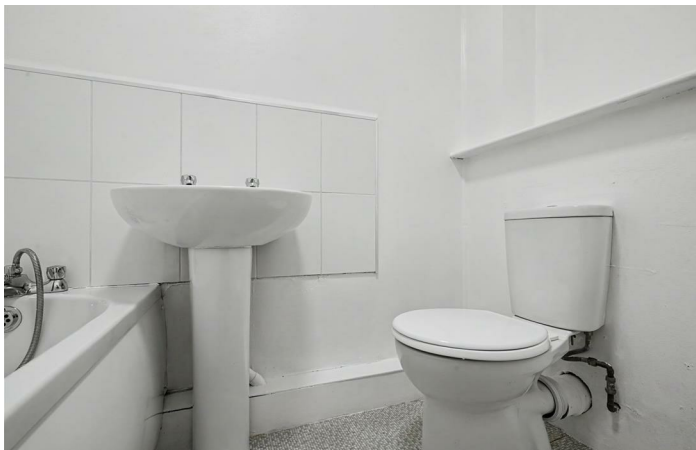
Accessibility/Adaptions: None

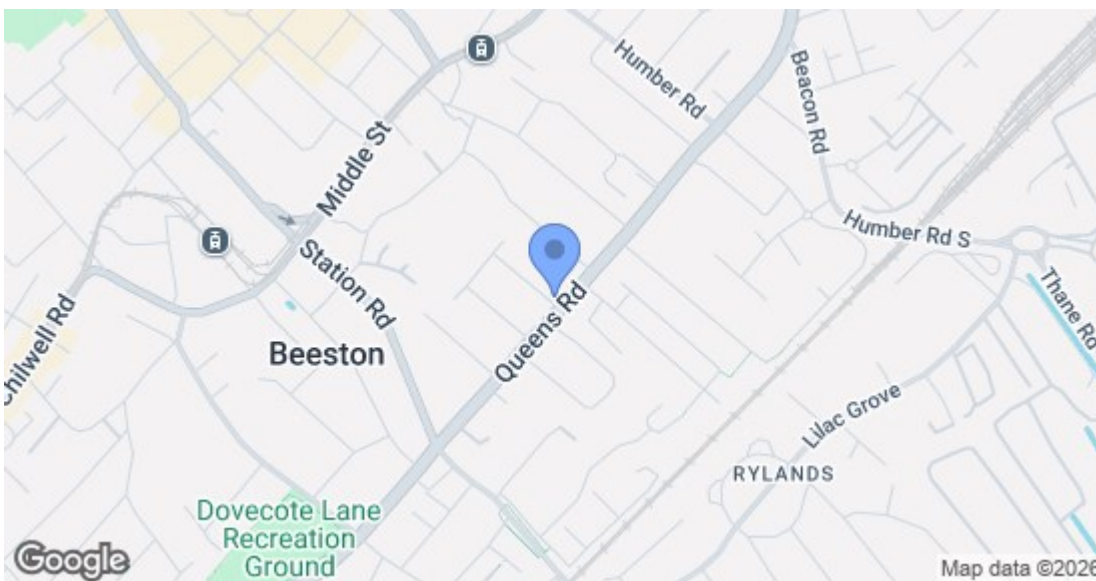
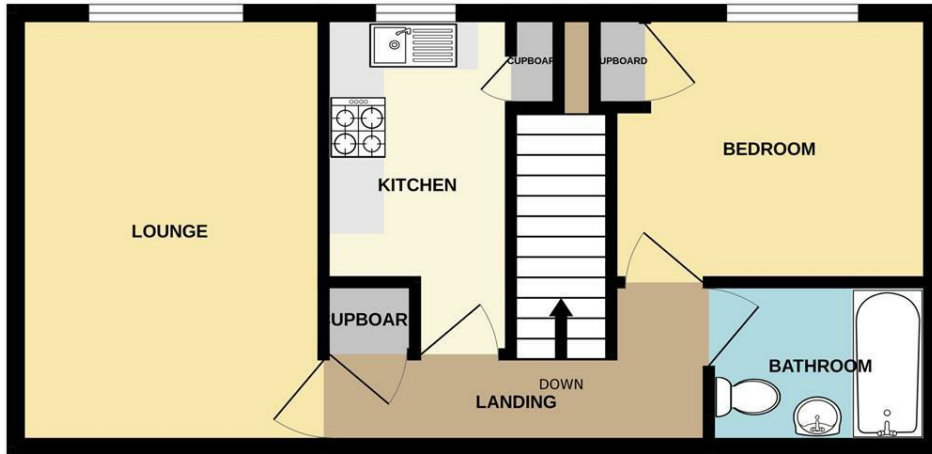
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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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