



Thompson Court,  
Beeston, Nottingham  
NG9 6RE

**£139,950 Leasehold**



A lovely two-bedroom ground floor apartment.

This would make an ideal purchase for a variety of buyers including first time buyers or investors looking to expand their portfolio. The apartment is situated within a popular residential location, conveniently placed within walking distance from Chilwell Retail Park, local public houses, Attenborough Nature Reserve and transport links in and around the city.

In brief the internal accommodation comprises: Entrance hall with storage cupboards, open plan lounge/diner and kitchen, two bedrooms and a bathroom. Outside the property are well maintained communal gardens with allocated parking and additional visitor parking spaces.

Lease details and service charges available on request.



### Communal Entrance

A secure communal hallway with intercom system leads to a communal foyer with stairs to the apartment.

### Entrance Hallway

Carpeted hallway with two storage cupboards, one housing the water tank.

### Open Plan Kitchen/Living/Diner

20'2" x 21'9" approx (6.17m x 6.65m approx)

### Living/Dining Area

With double glazed window to the front and two double glazed windows to the rear, carpeted space with two radiators.

### Kitchen Area

With wall, base and drawer units, inset 1½ bowl sink with mixer tap, integrated electric oven and hob, space and fittings for free standing fridge freezer and washer dryer.

### Bedroom One

11'1" x 9'2" approx (3.39m x 2.80m approx)

Carpeted room with double glazed window to the side and radiator.

### Bedroom Two

8'6" x 9'2" approx (2.60m x 2.80m approx)

Carpeted room with double glazed window to the side and radiator.

### Bathroom

Incorporating a three piece suite comprising of a bath with electric shower over, glass shower screen, wash hand basin and low flush w.c., double glazed frosted window to the rear, heated towel rail and extractor fan.

### Outside

Access to communal parking area with one allocated parking space and additional visitor spaces available.

### 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

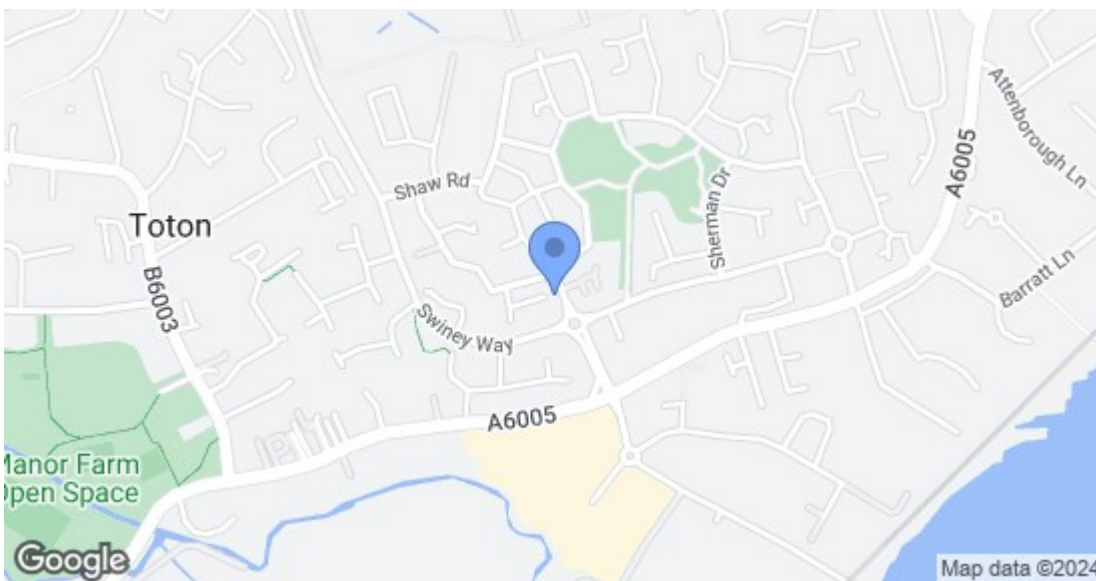
Accessibility/Adaptions: None

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			
(55-68) D		64	70
(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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