



Thompson Court,
Beeston, Nottingham
NG9 6RE

£155,000 Leasehold



A well presented, two bedroom, first floor apartment in a popular and convenient location.

Offering a modern living space, this apartment would make an ideal purchase for a large variety of buyers and could, depending on the new buyers reasons for purchase be sold with a sitting tenant.

Being conveniently placed, it is readily accessible for a variety of local shops and amenities including schools, supermarkets, Chilwell Retail Park and Attenborough Nature Reserve. The property also benefits from good transport links with a bus stop within walking distance and Beeston & Attenborough Train Station just a short distance away.

In brief, the internal accommodation comprises: Entrance Hall, Spacious open plan Living, Dining Kitchen area, Two good sized bedrooms and family bathroom.

The apartment also has the advantage of one allocated parking space and visitors parking if required.

An early viewing comes highly recommended.



Entrance Hall

Entrance door, electric radiator, useful storage cupboard, airing cupboard housing hot water cylinder and doors leading into the bathroom, bedrooms and kitchen/ living diner.

Kitchen/Living Diner

21'11" x (reducing to 8'2") x 20'2" (reducing to (6.69m x (reducing to 2.51m) x 6.15m (reducing to)

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and hob with air filter over, plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled splashbacks, laminate flooring in the kitchen area, carpet in the lounge and dining area, two electric radiators and three UPVC double glazed windows.

Bedroom One

11'1" x 9'2" (3.38m x 2.79m)

A carpeted bedroom with UPVC double glazed window and radiator.

Bedroom Two

9'1" x 8'6" (2.79m x 2.61m)

A carpeted double bedroom with UPVC double glazed window and radiator.

Bathroom

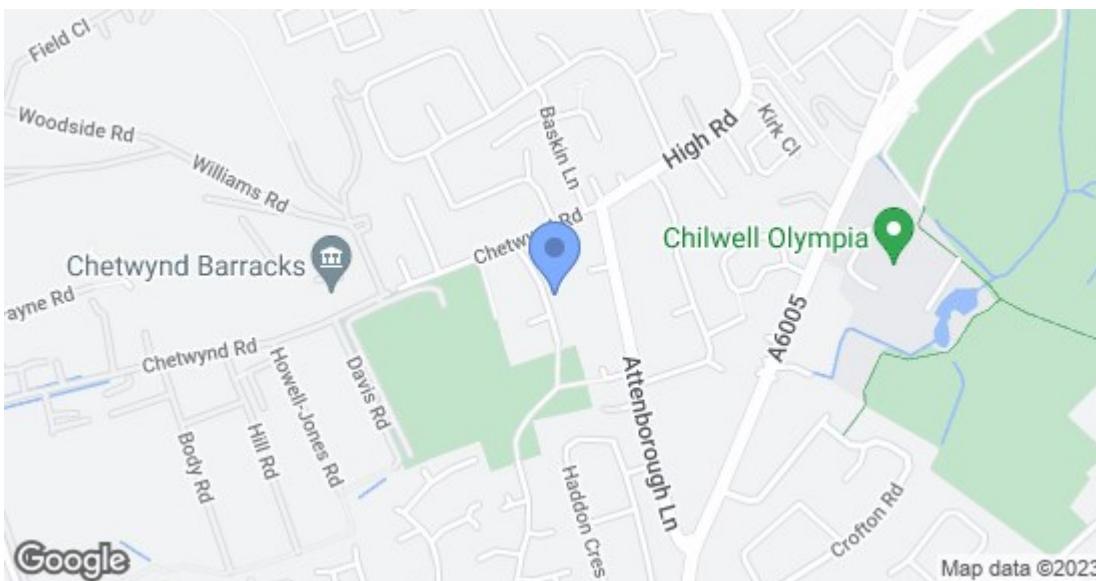
8'5" x 6'2" (2.59m x 1.89m)

Incorporating a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, laminate flooring, tiled splashbacks, extractor fan, radiator, electric shave point and obscured UPVC double glazed window.

Outside

The apartment also has the advantage of one allocated parking space and visitors parking if required.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 78 | 78 |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.