



Highfield Court,  
Beeston, Nottingham  
NG9 1HN

**£175,000 Leasehold**



Occupying an enviable position on Dovecote Lane within a small development of 12 flats this excellent property which benefits from a lease extension would be ideal for a first time buyer or those looking to downsize.

In brief, the internal accommodation comprises entrance hall with stairs to the first floor landing, inner hallway with two useful storage cupboards, lounge/diner, kitchen, two bedrooms and a shower room.

Outside, the property has a section of garden that is primarily lawned with shrubs and has a garage in a block to the rear of the development.

Well placed for easy access to Dovecote Lane park, Beeston train station , and NET Tram and Beeston town centre which offers a variety of shops and services, this fantastic property simply must be viewed to be truly appreciated.



### Entrance Hall

UPVC double glazed entrance door leads to hallway, stairs off to the first floor landing and double glazed window to the side.

### Inner Hall

Radiator and two useful storage cupboards.

### Living Diner

15'11" x 11'9" (4.87m x 3.59m)

Radiator, Adam style fire surround and double glazed window and patio door leading to the balcony.

### Kitchen

8'11" x 7'4" (2.72m x 2.26m )

A good quality fitted kitchen comprising ample wall and base units, work surfacing with splashbacks, single sink and drainer with mixer tap, inset gas hob with air filter above and electric oven below, further appliance space and concealed Worcester boiler.

### Bedroom One

11'10" x 9'10" (3.63m x 3m)

### Bedroom Two

8'11" x 7'6" (2.72m x 2.31m)

UPVC double glazed window, radiator and storage cupboard.

### Shower Room

Fitted with a low-level WC, pedestal wash-hand basin, shower cubicle, wall mounted heated towel rail, UPVC double glazed window, and tiled walls.

### Outside

The property has an area of garden which is primarily lawned with mature shrubs and trees and also has the benefit of a garage in a block to the rear of the development.

### Garage

16'2" x 8'0" (4.93m x 2.46m )

Up and over electric remote control door, light and power.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

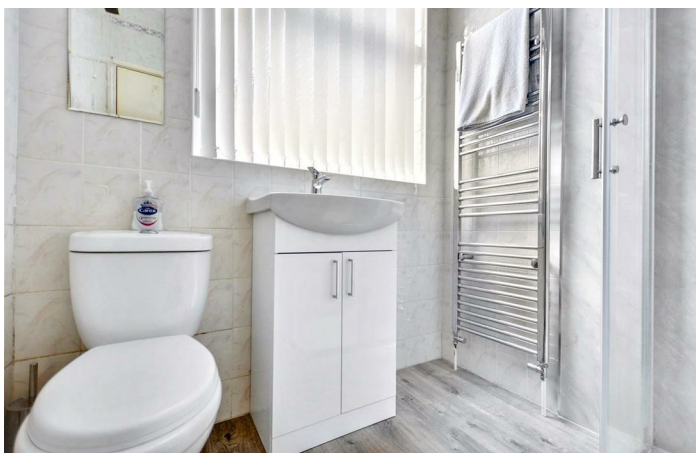
Restrictions: None

Rights and Easements: None

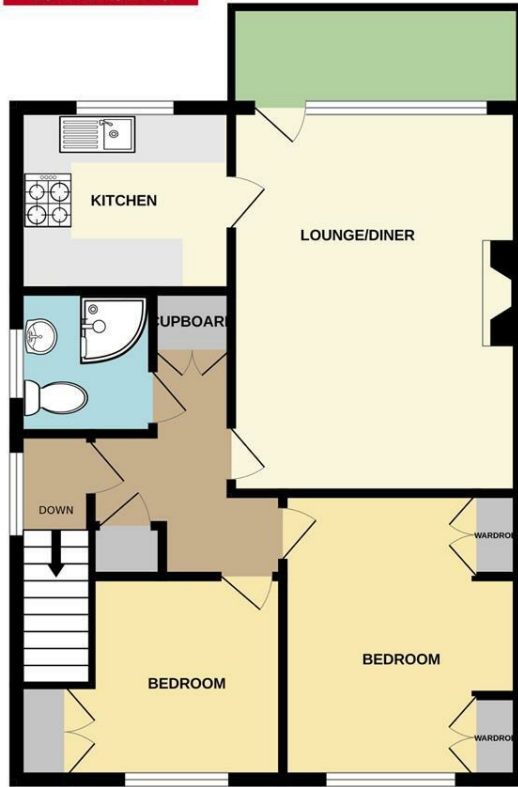
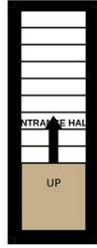
Planning Permissions/Building Regulations: Not required

Accessibility/Adaptions: None

Has the Property Flooded?: No



Robert Ellis  
ESTATE AGENTS



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			
<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	

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.