



Hassocks Close,  
Beeston, Nottingham  
NG9 2GH

**£170,000 Leasehold**



A two double bedroom second floor flat with communal gardens and a designated parking space, offered to the market with sitting tenants or for first time buyer from August 2026.

Situated in a private gated complex in a popular and convenient residential location within easy reach of a range of local shops and amenities including The Queen's Medical Centre, Nottingham University and transport links.

This great property is considered an ideal opportunity for any investor looking to purchase a property with a sitting tenants paying £240 per week until September 2026.

In brief the internal accommodation comprises: Entrance hallway, open plan kitchen/living/diner, a master bedroom with ensuite, a second double bedroom and bathroom.

Outside the property benefits from a designated parking space, communal gardens and communal bin store.

Offered to the market with the benefit of a contemporary living space and no upward chain this fabulous property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hallway

With front door, radiator, loft hatch and doors to the bathroom, two double bedrooms and kitchen/living/diner.

### Kitchen/Living/Diner

25'2" reducing to 20'9" x 15'4" (7.69 reducing to 6.34 x 4.68)

With UPVC double glazed French doors to a Juliet balcony and four UPVC double glazed windows to give a light and airy feel, two radiators, built in storage cupboard (housing the hot water cylinder), a range of modern wall, base and drawer units in white, worksurfaces, one and a half bowl sink with drainer and mixer tap, electric oven with gas hob and air filter over and aluminium, splashback, wall mounted Baxi boiler, plumbing for a washing machine and space for a fridge.

### Bedroom One

10'3" x 8'6" (3.13 x 2.61)

With fitted wardrobes, two UPVC double glazed windows, radiator and door to en-suite.

### En-Suite

Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled flooring and splashbacks, heated towel rail, electric shaver point and extractor fan.

### Bedroom Two

13'0" reducing to 11'0" x 8'10" (3.98 reducing to 3.36 x 2.7)

With two UPVC double glazed windows and radiator.

### Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled flooring and splashbacks, heated towel rail, UPVC double glazed window, electric shaver point and extractor fan.

### Outside

Outside the property benefits from a designated parking space, communal gardens and communal bin store.

### 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

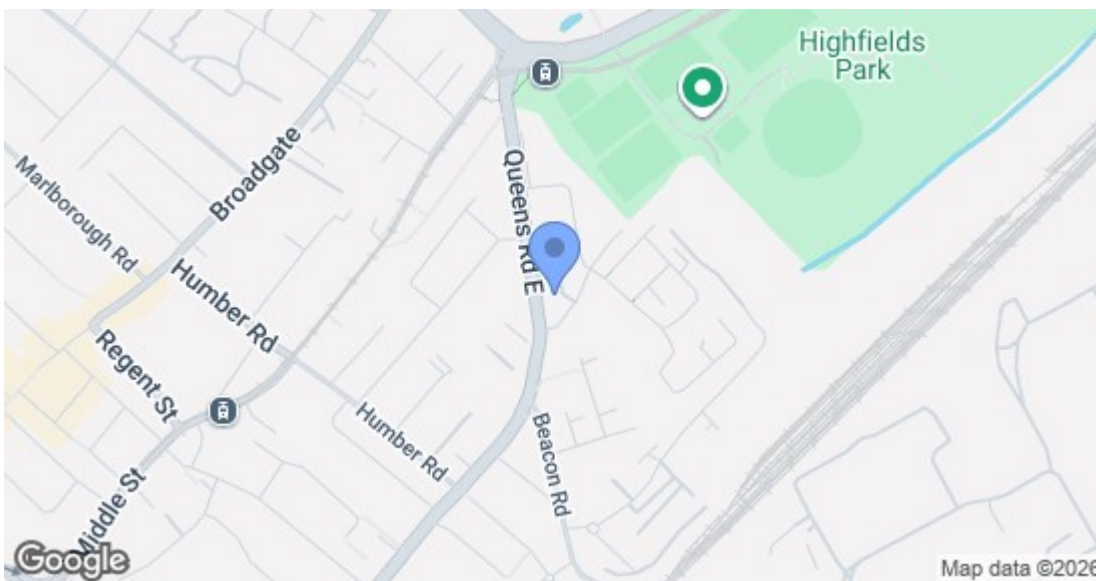
### Disclaimer:

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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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