Robert Ellis

look no further...

The Manor, Church Street,
Beeston, Nottingham
NG9 1GB

£210,000 Leasehold

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Situated in the heart of Beeston, Nottingham, this delightful flat at The Manor on Church Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment boasts two modern bathrooms, ensuring ample facilities for residents and visitors alike.

The location is particularly appealing, as Beeston is known for its vibrant community and excellent amenities. Residents will find a variety of shops, cafes, and restaurants within easy reach, making daily errands a breeze. Additionally, the area is well-connected to Nottingham city centre, providing easy access to a wider range of attractions and services.

This apartment at The Manor is not just a home; it is a lifestyle choice that offers both comfort and accessibility in a sought-after location. Whether you are looking to invest or find your next home, this property presents a wonderful opportunity to enjoy all that Beeston has to offer.

Entrance Hall
Entrance door, laminate flooring, large built-in storage cupboard housing the washer dryer and Aquafficient instant hot water unit, and doors to the bathroom, two bedrooms and lounge diner.

Lounge Diner
17'1" x 11'3" (5.23m x 3.43m)
With laminate flooring, contemporary radiator, UPVC double glazed sliding doors and window to the balcony and door to the kitchen.

Kitchen
13'2" x 8'0" (4.02m x 2.44m)
With a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with inset electric hob above and air filter over, integrated fridge freezer, integrated dishwasher, laminate flooring, full height UPVC double glazed window and spotlights.

Bedroom One
17'9" reducing to 10'2" x 11'1" reducing to 4'8" (5.43m reducing to 3.11m x 3.4m reducing to 1.43m)
A carpeted double bedroom with full height UPVC double glazed window, fitted wardrobes, electric heater and door to the en-suite.

En-Suite
Incorporating a three-piece suite comprising: a new corner shower, wall-mounted wash-hand basin, WC, tiled flooring and splashbacks, heated towel rail, extractor fan and spotlights.

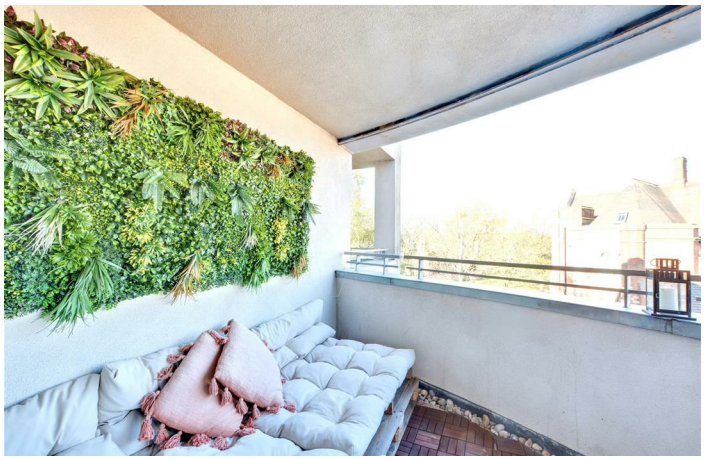
Bedroom Two
11'10" x 9'6" (3.62m x 2.9m)
A carpeted double bedroom with electric heater and UPVC double glazed window.

Bathroom
9'1" x 5'2" (2.77m x 1.6m)
Incorporating a three-piece suite comprising panelled bath with shower over, pedestal wash-hand basin, WC, tiled flooring and splashback, heated towel rail, spotlights and extractor fan.

Outside
The property is situated within a gated complex with vehicle and pedestrian access, the property benefits from a designated parking space, a communal courtyard, and its own private balcony off the lounge diner.

Material Information:
Leasehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: Stairs and Elevator
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.



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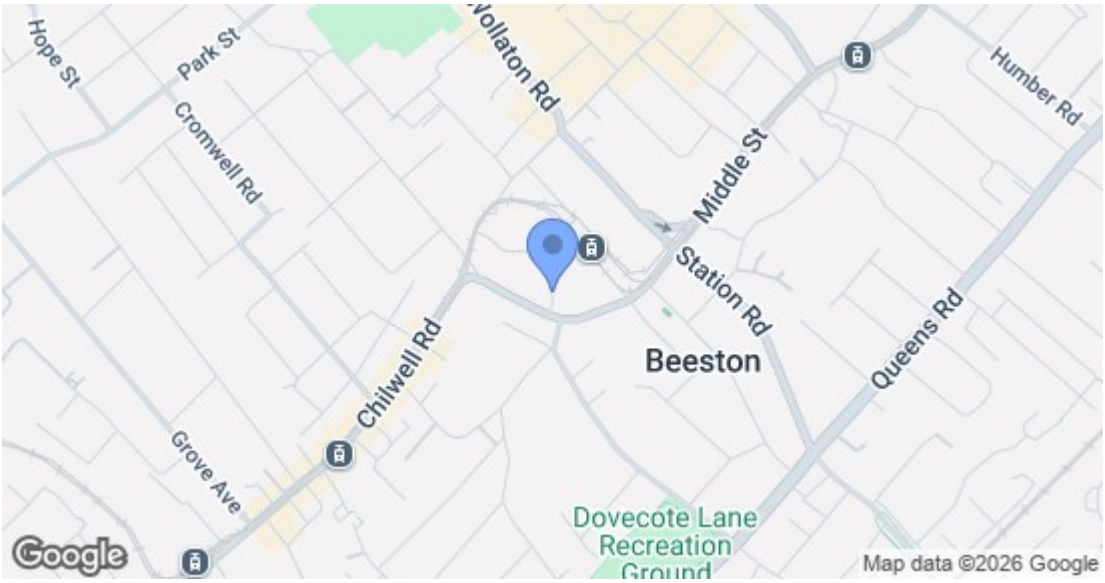

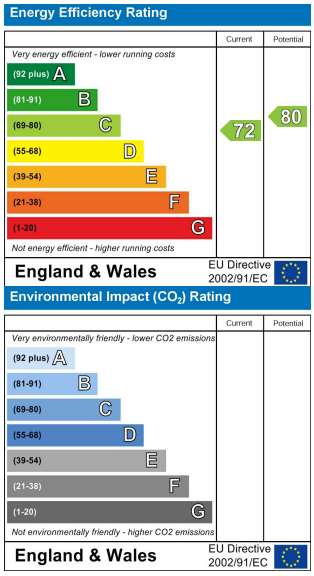

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