



Wharton Crescent,  
Beeston, Nottingham  
NG9 1RJ

**£195,000 Leasehold**



A surprisingly spacious two-double bedroom, two bathroom first floor maisonette.

Situated in this now established residential development in a fantastic location, adjacent to a park and open space to the front, therefore offering fantastic well-being and conveniently situated for many amenities.

The property is within walking distance of Beeston town centre, a vibrant market town with a fantastic day and evening economy with a wealth of shops, facilities, bars, restaurants, cafés and even a cinema. The area offers fantastic commutability, with the property being within walking distance of bus, tram and train connections, the train station giving direct access to Nottingham city centre and London St. Pancras.

This modern property comes to the market in a ready to move into condition with central heating served with a boiler and double glazed windows, and an energy rating of B. The accommodation is accessed from a ground floor front entrance door with stairs leading to the first floor landing, this in turn leads to all the room with a generous living room, breakfast kitchen with space for table and chairs and two double bedrooms, one of which has an en-suite shower room. A family bathroom completes the accommodation.

Situated on a near corner position the property enjoys off-road parking for two vehicles in an adjacent court-yard.

This property is ideal for a range of of buyers including first timers, those looking to downsize, possibly a great second home with great commutability or a long term buy to let opportunity.



### Entrance Hall

A composite double glazed front entrance door with stairs leading to the first floor landing.

### First Floor Landing

Double glazed window, useful walk-in storage closet and cupboard housing gas combination boiler (approximately two years old, for central heating and hot water).

### Living Room

15'5" x 10'5" (4.71m x 3.2m )

Radiator and double glazed window.

### Breakfast Kitchen

13'10" (max) x 9'0" (4.24m (max) x 2.75m )

Fitted range of wall, base and drawer units with work surfacing and inset single sink bowl with single drainer. Built-in electric oven, gas hob with extractor hood over. Plumbing and space for washing machine. Table and chair space, radiator, double glazed window enjoying views over the park adjacent.

### Bedroom One

9'6" x 9'2" (2.9m x 2.8m )

Built-in wardrobe, radiator, and double glazed window. Door to en-suite.

### En-Suite

Three-piece suite comprising wash-hand basin, low flush WC, shower cubicle with electric shower. Radiator, double glazed window.

### Bedroom Two

10'3" x 9'10" (3.13m x 3m )

Radiator, double glazed window.

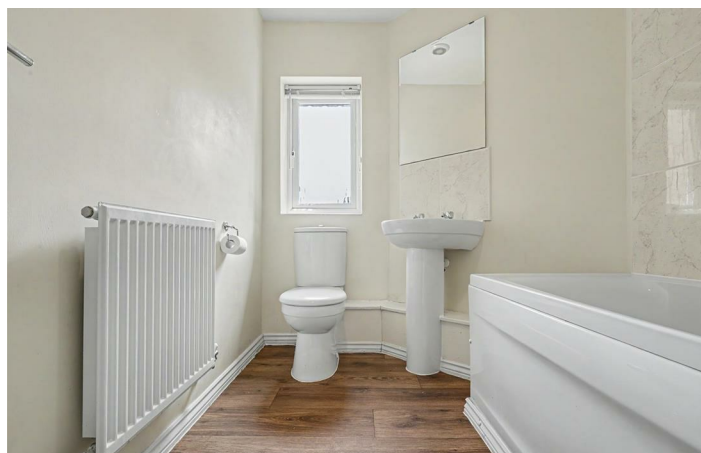
### Family Bathroom

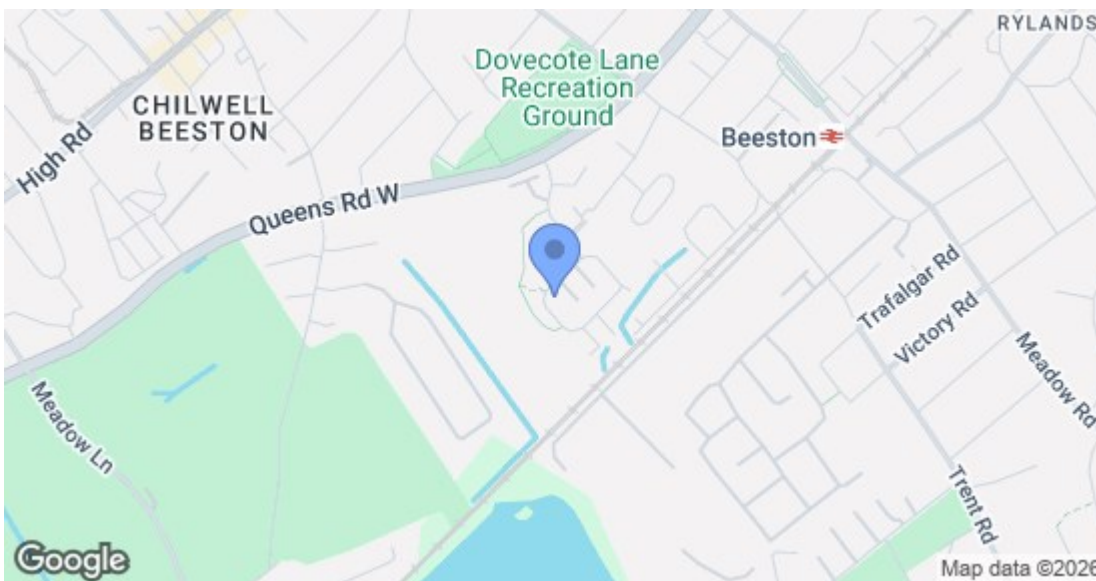
5'11" x 8'8" (1.82m x 2.65m )

Three-piece suite comprising wash-hand basin, low flush WC, and panelled bath. Tiled splashbacks, radiator, double glazed window.

### Outside

Outside there is small open plan front garden which is maintained under the service charge. The property has the benefit of two parking spaces in tandem, which is located in a rear communal courtyard.





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.