Robert Ellis

look no further...

Regeneration Way,
Beeston Rylands, Nottingham
NG9 1NW

£209,995 Leasehold

0115 922 0888

/robertellisestateagent @robertellisea

A beautifully presented and spacious two double bedroom second floor apartment.

Situated in this popular and convenient residential location, within walking distance of a variety of local shops and amenities including schools, transport links, Boots head office, The University of Nottingham and Beeston Marina this fantastic property is considered an ideal opportunity for a range of potential purchasers including, first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, open plan kitchen living diner, primary bedroom with En-suite, a further double bedroom and a bathroom.

To the front of the property there is a designated parking space and to the rear there is primarily lawned communal garden.

Constructed in 2021, this contemporary apartment is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, wall insulation and ready to move into condition, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
Composite entrance door, radiator, laminate flooring, loft hatch, useful built in storage cupboard with plumbing for a washing machine and doors to the bathroom, two bedrooms and kitchen living diner.

Kitchen Living Diner
19'3" x 11'6" (5.88m x 3.51m)
Two UPVC double glazed windows, laminate flooring, two radiators, a range of modern wall, base and drawer units in white, work surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric oven with gas hob above and air filter over, integrated fridge freezer and dishwasher.

Bedroom One
14'8" x 9'7" (4.48m x 2.94m)
Two UPVC double glazed windows, carpet flooring, radiator and door leading to the En-suite.

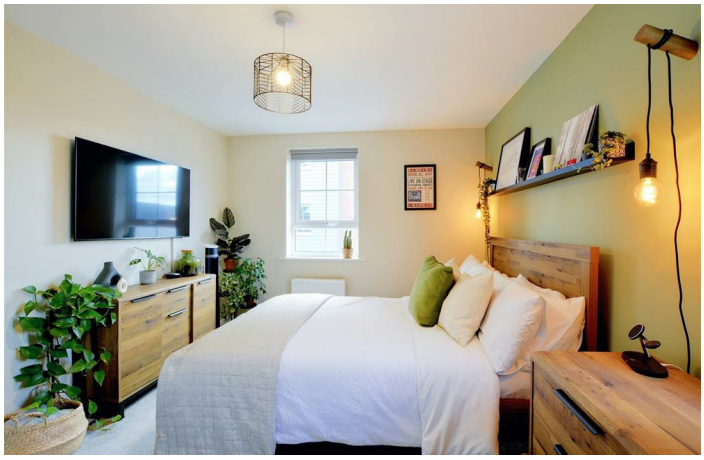
En-Suite
Incorporating a three piece suite comprising; fully tiled shower cubicle with shower over, pedestal wash hand basin, low level WC, electric shaver point, complimentary tiling to walls, vinyl flooring, radiator, extractor fan and obscured UPVC double glazed window.

Bedroom Two
11'8" x 10'7" (3.57m x 3.25m)
UPVC double glazed window, carpet flooring, feature panelled wall and radiator.

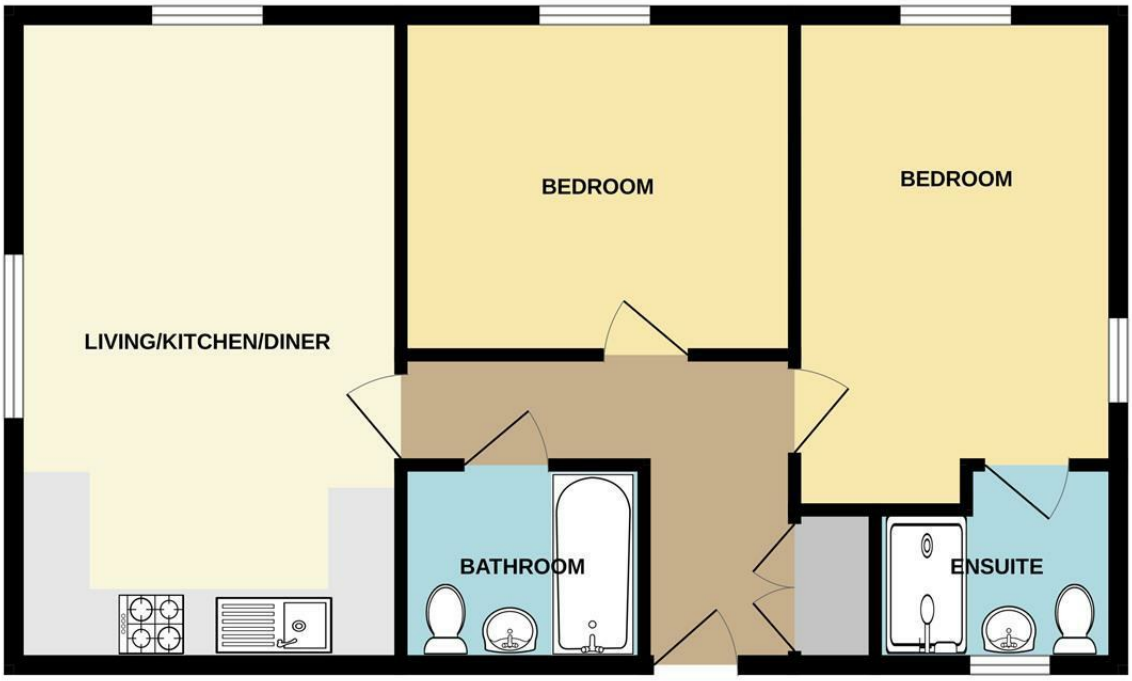
Bathroom
Incorporating a three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, vinyl flooring, complimentary tiling to the walls, radiator and extractor fan.

Outside
To the front of the property there is a designated parking space and to the rear there is primarily lawned communal garden.

Council Tax Band
Broxtowe Borough Council Band B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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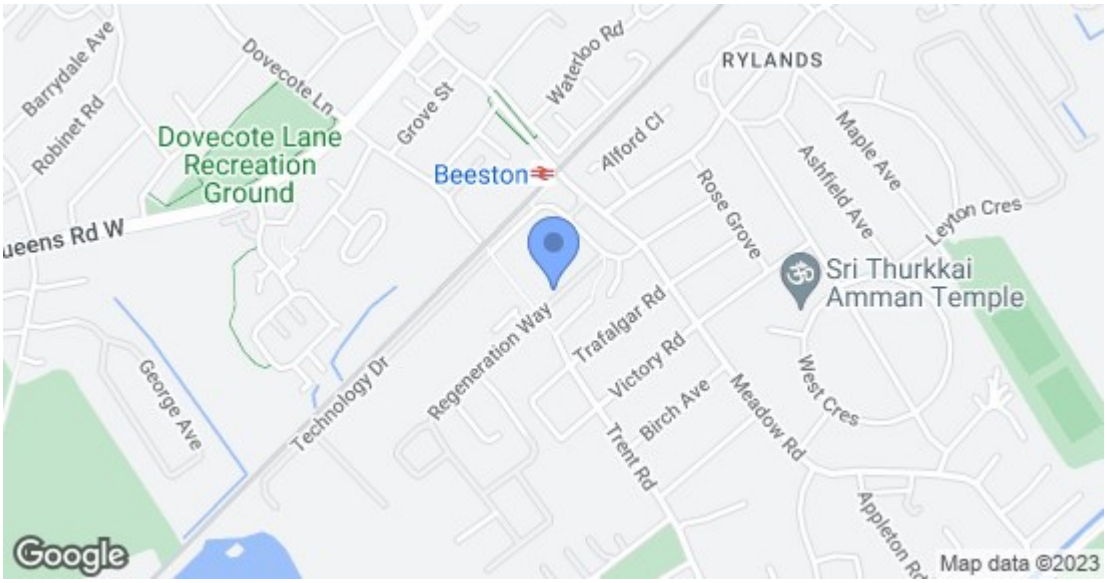

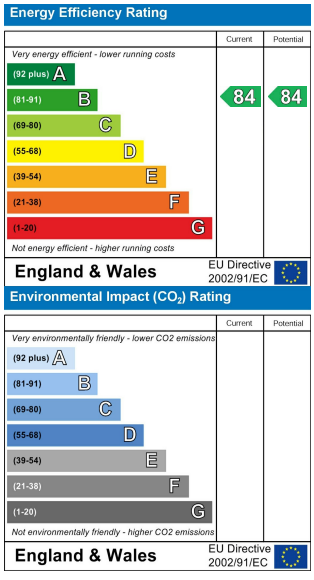

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888