



Rushes Close,
Beeston,
NG9 2AS

£180,000 Leasehold



A top floor, two-bedroom apartment with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; communal entrance hall, with access up to the top floor, entrance hall to the apartment, open plan living and kitchen, two bedrooms and bathroom.

Outside the property to the front is an allocated parking space and communal bike and bin storage.

With gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Communal Entrance

Secure door through to the entrance with stairs to the second floor.

Apartment Entrance Hall

Door through to hall with laminate flooring, and storage cupboard housing the boiler.

Open Plan Living and Kitchen

19'2" x 11'8" (5.85m x 3.56m)

A range of wall and base units with work surfacing over, one and a half bowl sink, inset gas hob with extractor fan above and integrated electric oven. Integrated fridge freezer and washing machine, two UPVC double glazed windows to the side aspect, two radiators and laminate flooring.

Bedroom One

10'8" x 9'2" (3.27m x 2.81m)

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the side aspect.

Bedroom Two

8'4" x 6'6" (2.55m x 2.00m)

Carpeted room, with radiator and UPVC double glazed window to the side aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls and radiator.

Outside

Allocated Parking Space

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

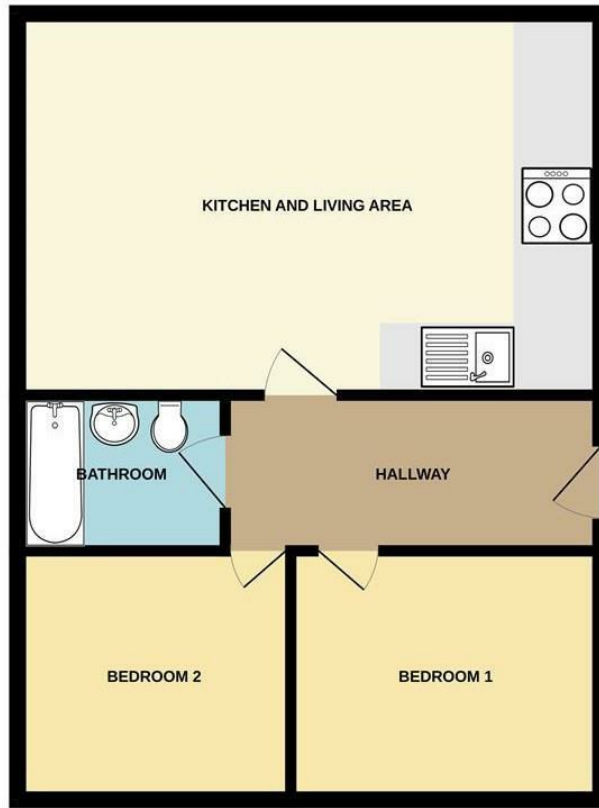
Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

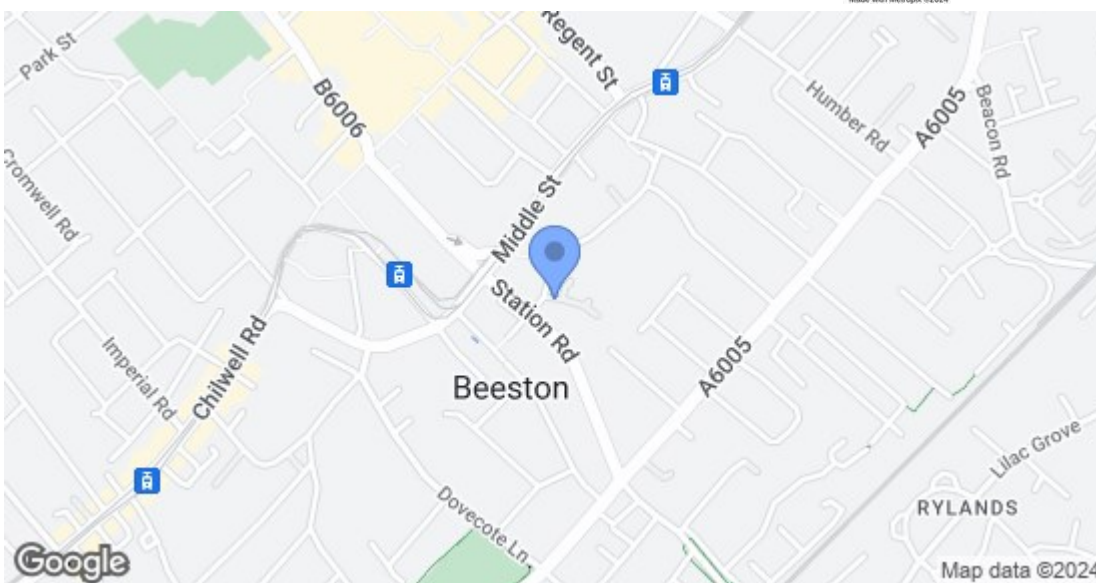
Disclaimer:

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 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 79 | 79 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
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