



Alwyn Court,
Beeston, Nottingham
NG9 1GE

£100,000 Leasehold



A tidy, one bedroom top floor apartment in a popular residential location.

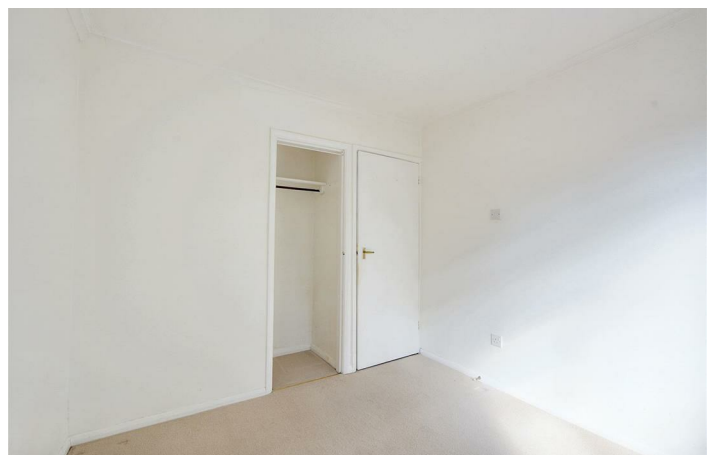
This would make an ideal purchase for any first time buyer or young professional looking to get onto the property ladder.

Situated in a popular and convenient location within walking distance of Beeston town centre, ideally located for bus and tram links in and around the city or Beeston train station for journeys further afield. Close to local amenities including shops, cinema, restaurants and public houses.

In brief, the internal accommodation comprises: Entrance hall, living room, kitchen, bedroom and bathroom.

The property benefits from a communal area with shared utility space and communal parking to the front.

An early internal viewing comes highly recommended.



Communal Entrance

Communal entrance hallway with stairs leading to third floor landing.

Hallway

Door through to entrance hall with storage cupboard.

Living Room

10'0" × 12'4" (3.071 × 3.766)

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

Kitchen

6'1" × 8'3" (1.875 × 2.517)

With wall, base and drawer units with worksurfaces over, inset sink with drainer, integrated electric hob and oven. Space and fittings for freestanding fridge freezer. UPVC double glazed window to the side aspect.

Bedroom

8'9" × 9'2" (2.677 × 2.818)

Carpeted room with radiator, storage cupboard and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three piece suite comprising bath with tap shower fittings, sink and WC.

Storage Room

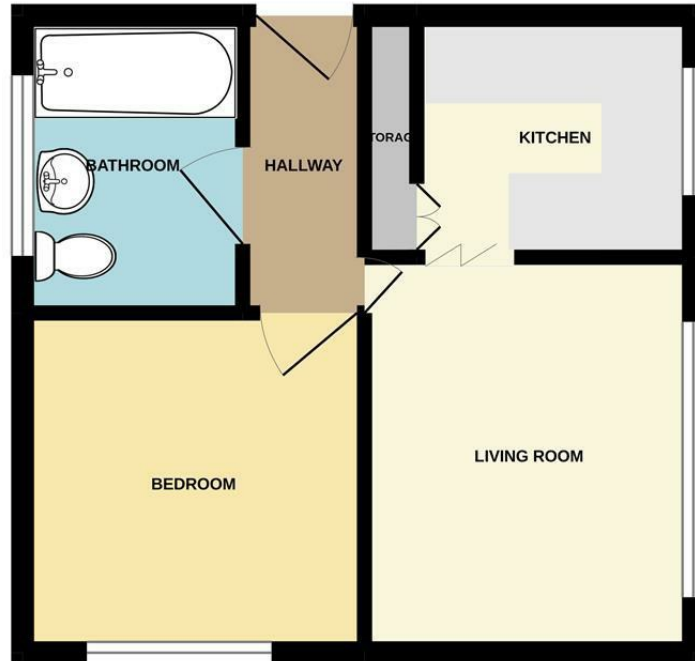
Shared with the flat directly opposite, storage space with wall mounted combination boiler. Space and fittings for freestanding washer dryer.

Outside

Lawned communal areas with communal parking area to the front.

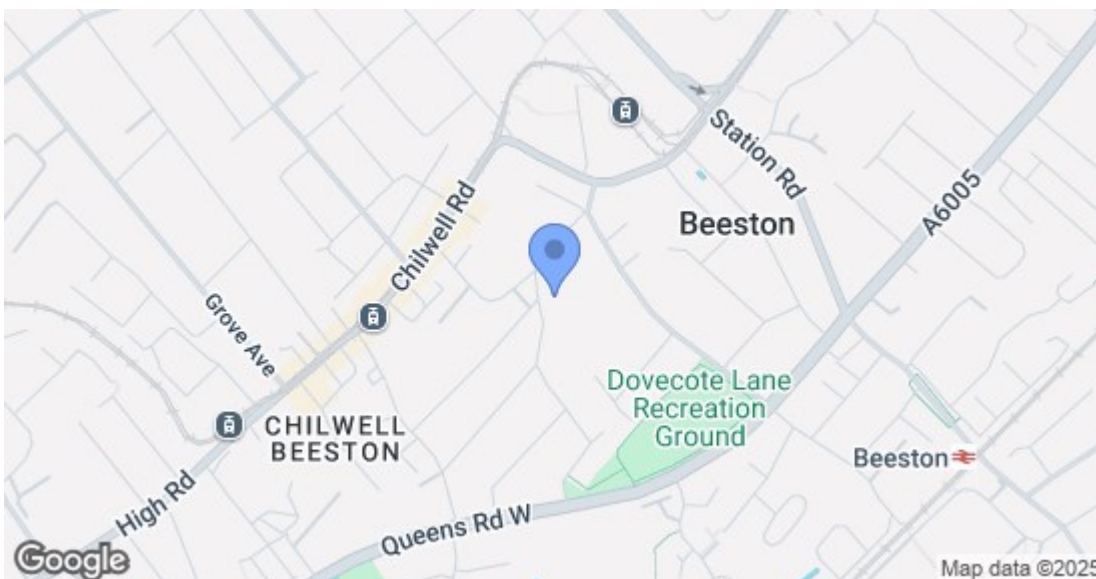


GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 284 sq.ft. (26.4 sq.m.) approx.

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			
(69-80) C		71	74
(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			
England & Wales		EU Directive 2002/91/EC	

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