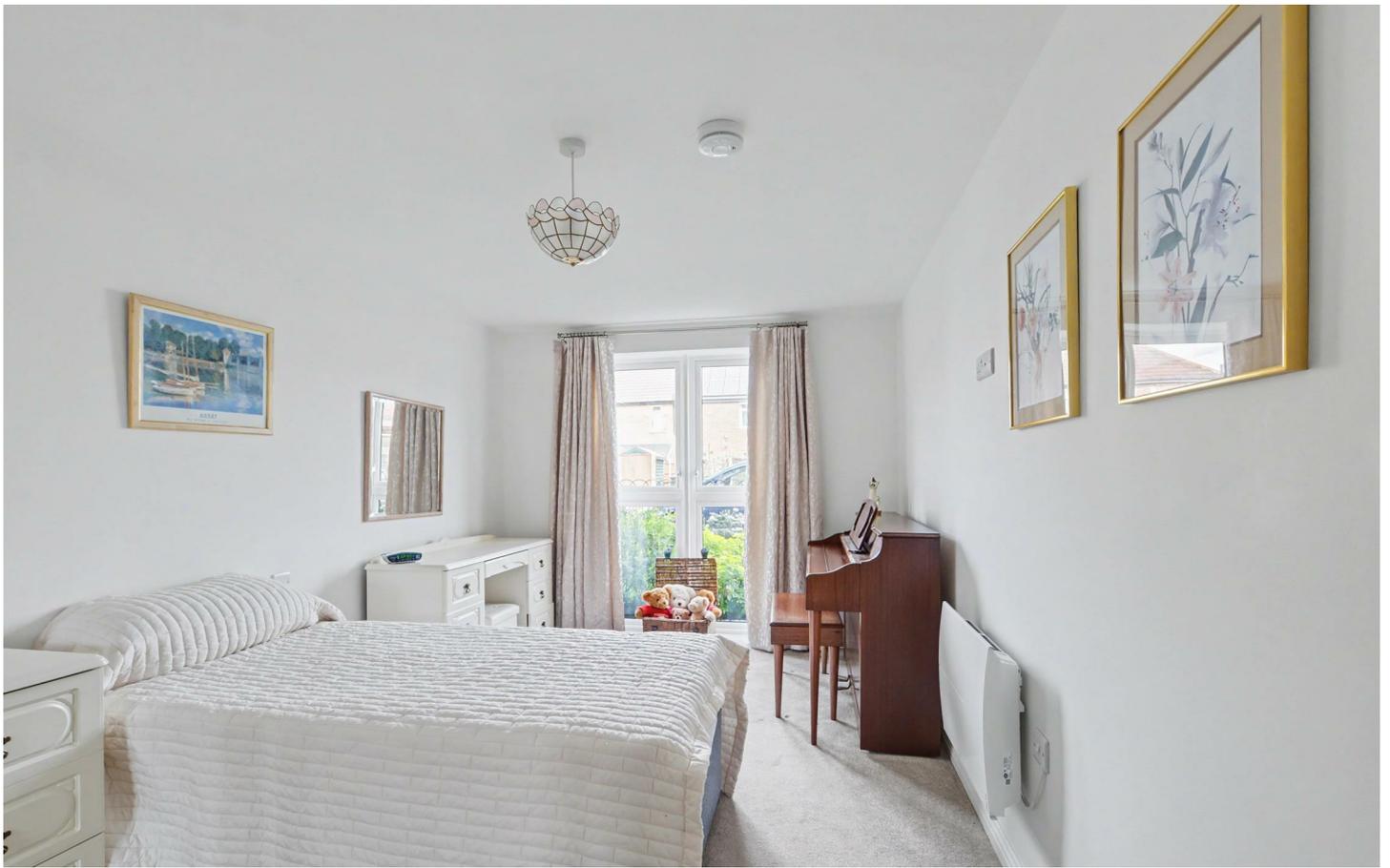




2 Wilmot Lane,
Beeston, Nottingham
NG9 1EB

£260,000 Leasehold

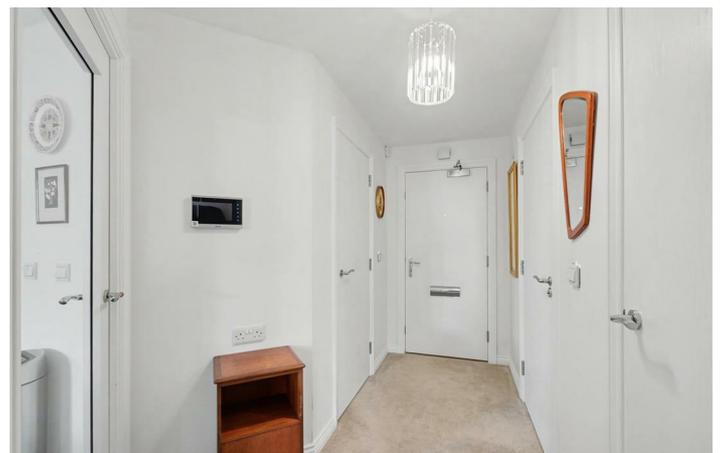
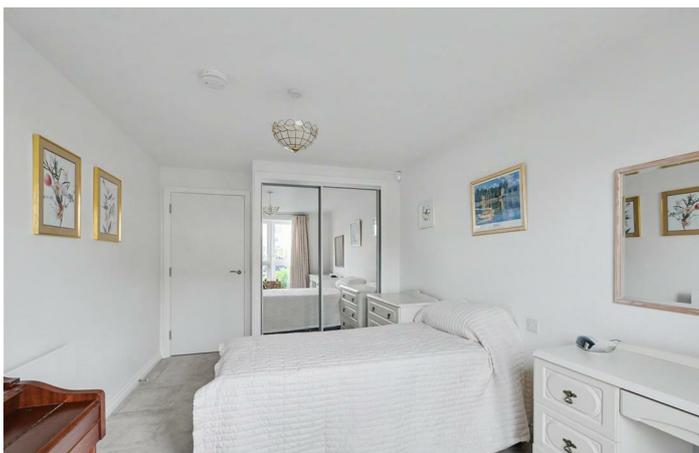


Welcome to this charming apartment located on Wilmot Lane in the desirable area of Beeston, Nottingham. This exclusive complex is designed specifically for those aged over 55, offering a peaceful and secure environment for its residents.

The apartment features a well-proportioned reception room, perfect for relaxing or entertaining guests. The single bedroom provides a comfortable retreat, while the bathroom is conveniently situated to serve both residents and visitors.

Living in this community not only grants you a lovely home but also access to a supportive network of like-minded individuals. The surrounding area of Beeston boasts a variety of local amenities, including shops, cafes, and parks, ensuring that you have everything you need within easy reach.

This property presents an excellent opportunity for those seeking a tranquil lifestyle in a vibrant community. If you are looking for a welcoming home that caters to your needs, this apartment on Wilmot Lane could be the perfect choice for you.



Entrance Hall

Entrance door, two large storage cupboards, one housing the hot water cylinder, and doors to the bathroom, bedroom and lounge diner.

Lounge Diner

18'3" x 10'4" (5.58m x 3.16m)

A carpeted reception room with two electric heaters, double aspect UPVC double glazed windows and UPVC double glazed door to the rear patio and door to the kitchen.

Kitchen

7'9" x 7'4" (2.38m x 2.25m)

Fitted with a range of modern, wall, base and drawer units, work surfaces with tiled splashback, sink with drainer and mixer tap, integrated electric oven, integrated electric hob with air filter over, integrated fridge freezer, and plumbing for a washing machine.

Bedroom

15'4" x 9'4" (4.68m x 2.85m)

A carpeted double bedroom with fitted wardrobe, electric heater and UPVC double glazed window to the rear.

Shower Room

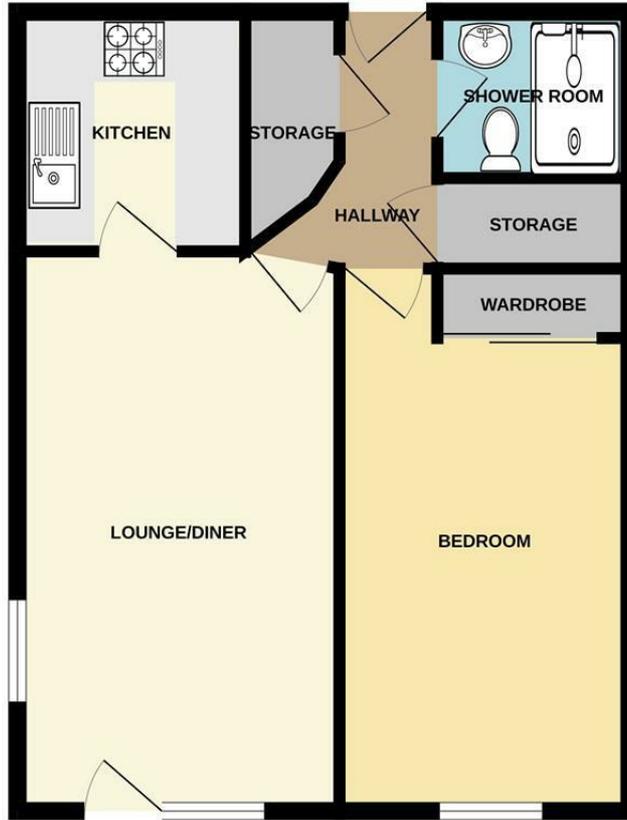
Incorporating a three-piece suite comprising walk-in shower, wash-hand basin inset to vanity unit, WC, tiled splashbacks, heated towel rail and extractor fan.

Outside

The property benefits from a private patio to the rear, with communal lawned garden beyond and to the rear of the building you will find a communal car park and gardens with seating areas.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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			
England & Wales		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.