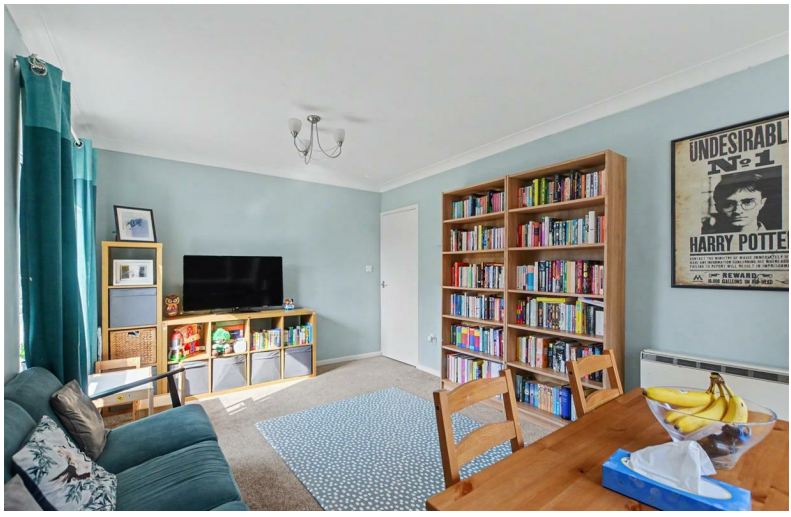
Robert Ellis

look no further...



Linden Court, Linden Grove,
Beeston Rylands, Nottingham
NG9 2AG

£145,000 Leasehold

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A well-proportioned and presented two-bedroom first floor flat.

Situated within a small development of three blocks of flats, tucked away at the end of a small residential street surrounded by mature gardens this excellent two bedroom flat is likely to appeal to a first time buyer, investor or those looking to downsize.

In brief the bright and airy internal accommodation comprises a communal entrance hall with intercom system, the flat itself has a good size entrance hall, kitchen, living/diner, two bedrooms and a bathroom.

Outside the property has car parking and communal maintained gardens which comprise of various mature trees, well stocked beds and borders, lawns and a communal drying area with washing lines.

Within easy walking distance of Beeston town centre, Beeston train station and the Nottingham Electric Tram and being very accessible to the Queens Medical Centre and Nottingham University this excellent property is well worth viewing.

Communal Entrance Hall
With intercom system which lead to stairs to the flat

Entrance Hall
A front entrance door leads to entrance hallway with storage heater, intercom system and cupboard housing the Tempest electric boiler for hot water.

Lounge
16'10" x 10'7" (5.15m x 3.25m)
UPVC double glazed windows to the front and side and storage heater.

Kitchen
10'4" x 7'6" (3.17m x 2.3m)
With a range of fitted wall and base units with tiled splashbacks and work surfacing, single sink and drainer with mixer tap, cooker point, plumbing for washing machine, further appliance space, tiled flooring and UPVC double glazed window.

Bedroom One
10'8" x 8'9" (3.27m x 2.68m)
UPVC double glazed window and electric heater.

Bedroom Two
8'10" x 8'6" (2.68 x 2.6)
UPVC double glazed double glazed window and electric heater.

Bathroom
A three piece suite comprising of W.C. and wash hand basin inset to vanity unit, a glazed shower cubicle with shower over, part tiled walls, towel rail, downflow heater and UPVC double glazed window.

Outside
The property is situated within communal maintained grounds which have the benefit of parking and primarily lawned gardens with well stocked beds and borders, mature trees and communal drying area with washing line.

Robert Ellis
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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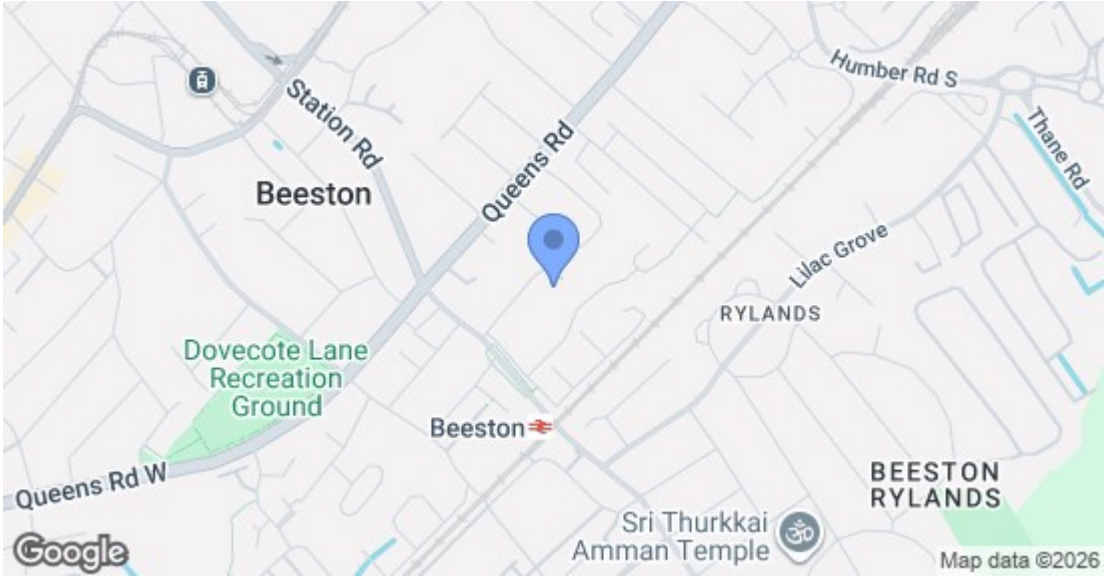

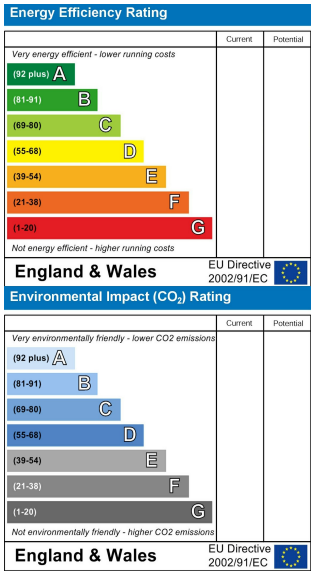

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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