



Regeneration Way,  
Beeston, Nottingham  
NG9 1NW

**£195,000 Leasehold**

0115 922 0888



/robertellisestateagent



@robertellisea



A beautifully presented modern two-bedroom ground floor apartment.

Offering a stylish and contemporary interior with ready to move into accommodation, this excellent property is considered ideal for a first time buyer, those looking to downsize or an investor.

In brief the internal accommodation comprises: entrance hall with utility cupboard, open plan lounge diner, and kitchen, master en-suite bedroom, further good sized bedroom and bathroom.

Outside the property sits in communal gardens and has the benefit of two dedicated parking spaces.

Tucked away in a peaceful and sought-after residential location, yet readily convenient for Beeston town centre and train station, local shops and Beeston canal which leads through to Attenborough nature reserve, this great property is well worthy of viewing and is available with the benefit of chain free possession.



A communal entrance hall with intercom system provides access to apartment

#### Entrance Hallway

Entrance door, utility cupboard with plumbing for a washing machine and storage above.

#### Open Plan Kitchen Lounge Diner

19'3" x 11'5" (5.89m x 3.48m )

Fitted wall and base units, work surfacing with splashback, inset gas hob with air filter above and electric oven below, single sink and drainer with mixer tap, integrated fridge and freezer, integrated dishwasher, UPVC double glazed windows and radiator.

#### Bedroom One

14'7" x 9'7" (4.47m x 2.94m )

Two UPVC double glazed windows and radiator.

#### En-Suite

With modern fitments in white comprising: WC, pedestal wash-hand basin, shaver point, shower cubicle with Mira shower over, radiator, part tiled walls, extractor fan, UPVC double glazed window.

#### Bedroom Two

11'7" x 10'7" (3.55m x 3.25m )

UPVC double glazed window and radiator.

#### Bathroom

7'1" x 6'6" (2.18m x 1.99m )

Fitments in white comprising: WC, pedestal wash-hand basin, bath, part tiled walls, radiator and extractor fan.

#### Outside

The property is situated in communal landscaped gardens and has the benefit of a communal bin store and two dedicated parking spaces.

#### Material Information:

Freehold

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

Accessibility/Adaptions: None

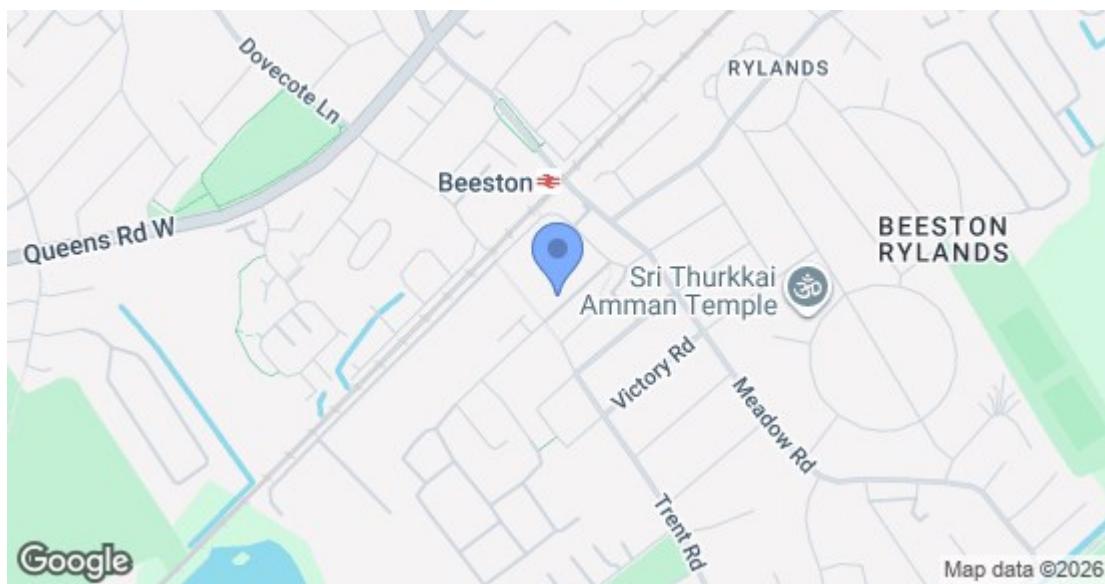
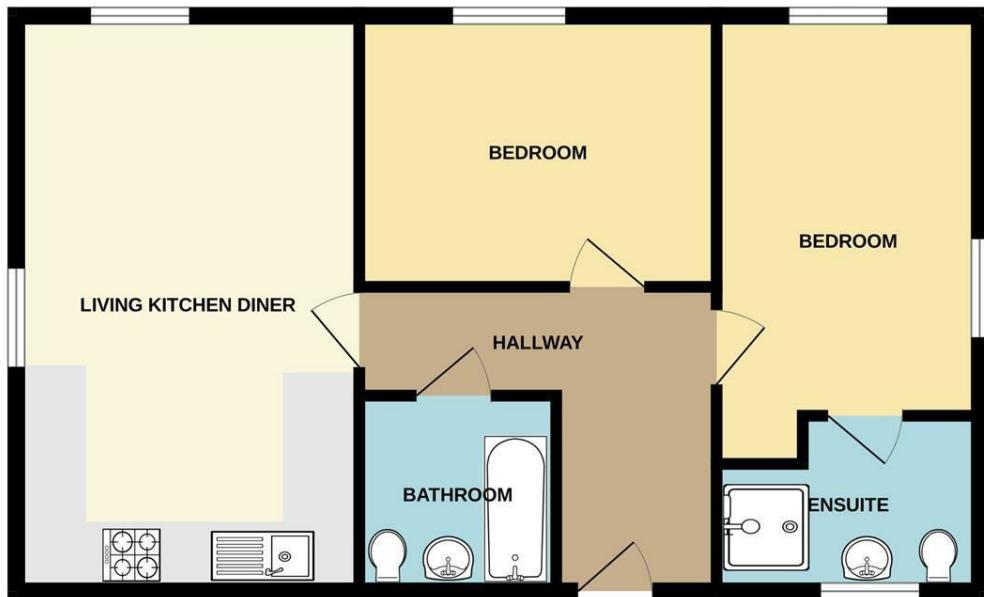
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	83
(69-80)	C	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.