



Hassocks Close,
Beeston, Nottingham
NG9 2GH

£175,000 Leasehold



An immaculately presented and well proportioned two bedroom first floor apartment.

Situated in this popular and convenient residential location, within walking distance of local shops, transport links, The University of Nottingham, The Queens Medical Centre and Boots head office, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, open plan living kitchen diner, two good sized bedrooms and a bathroom.

Outside the property is located within a private gated complex with the benefit of a designated parking space and communal gardens.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, ready to move in condition and chain free vacant possession, this property is well worthy of an internal viewing in order to be fully appreciated.



Entrance Hall

Entrance door, airing cupboard housing the hot water cylinder, radiator and door to the bathroom, two bedrooms and kitchen living diner.

Kitchen Living Diner

18'6" reducing to 8'0" x 18'1" reducing to 10'5" (5.65m reducing to 2.45m x 5.53m reducing to 3.18m)

A carpeted room with two radiators, two UPVC double glazed windows, laminate flooring in the kitchen area, a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, plumbing for a washing machine and space for a fridge freezer and extractor fan.

Bedroom One

10'5" x 6'8" (3.18m x 2.05m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window and radiator.

Bedroom Two

11'1" x 6'11" (3.39m x 2.12m)

A carpeted bedroom with radiator and UPVC double glazed French doors with flanking windows to a Juliet Balcony.

Bathroom

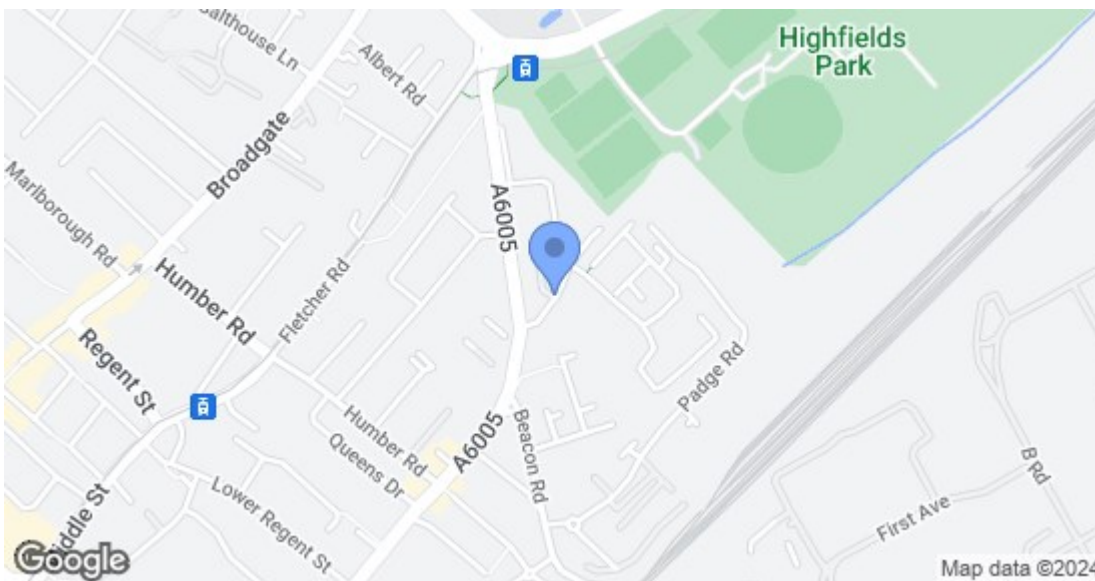
6'7" x 6'3" (2.02m x 1.92m)

Incorporating a three piece suite comprising; panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, wall mounted heated towel rail, extractor fan and electric shaver point.

Outside

Outside the property is located within a private gated complex with the benefit of a designated parking space and communal gardens.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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.