Robert Ellis

*look no further...*

Hassocks Close,
Beeston, Nottingham
NG9 2GH

**O/O £185,000 Leasehold**

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AN INCREDIBLY WELL MAINTAINED, TWO BEDROOM GROUND FLOOR APARTMENT.

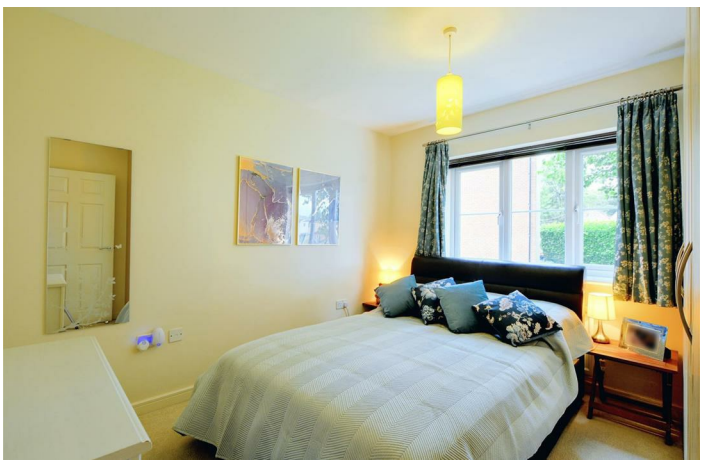
This bright and airy apartment is ideally suited to a large variety of buyers including first time purchasers and young professionals looking to get onto the property ladder, investors looking to add to their portfolio or anyone looking to downsize to this convenient location.

Occupying a sought-after residential location, it is readily accessible for Beeston town centre, Nottingham University, and the Queens Medical Centre, with a variety of other local amenities within close proximity including shops, restaurants, and schools. The position of the property also offers easy access to both bus and tram transport links for journeys in and around the city and Beeston train station is nearby for journeys further afield.

In brief, the ground floor apartments internal accommodation comprises: Entrance hall, open plan living, dining and kitchen room, two double bedrooms, one with an en-suite and bathroom.

The property also has the benefit of lawned communal gardens with entrance gates into the development and an allocated parking space.

With the benefit of double glazing throughout and a tidy interior this property is well worthy of an early internal viewing.



Communal Entrance
Secure entrance door with intercom system.

Entrance Hall
Door through to the carpeted entrance hall, with radiator and storage cupboard housing the water tank.

Open Plan Living Dining Kitchen Area
18'4" x 17'8" approx (5.61m x 5.41m approx)

Kitchen Area
Wall, base and draw units with work surfaces over inset one and a half bowl sink with drainer. Integrated electric oven and gas hob with extractor fan above. Space and fittings for freestanding appliances to include fridge/freezer and washing machine. Breakfast bar to provide a divide into the Living and Dining area.

Living/Dining Area
Carpeted room, with two radiators, two UPVC double glazed windows and UPVC French doors to the outside.

Bedroom 1
10'1" x 10'10" approx (3.09m x 3.31m approx)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window.

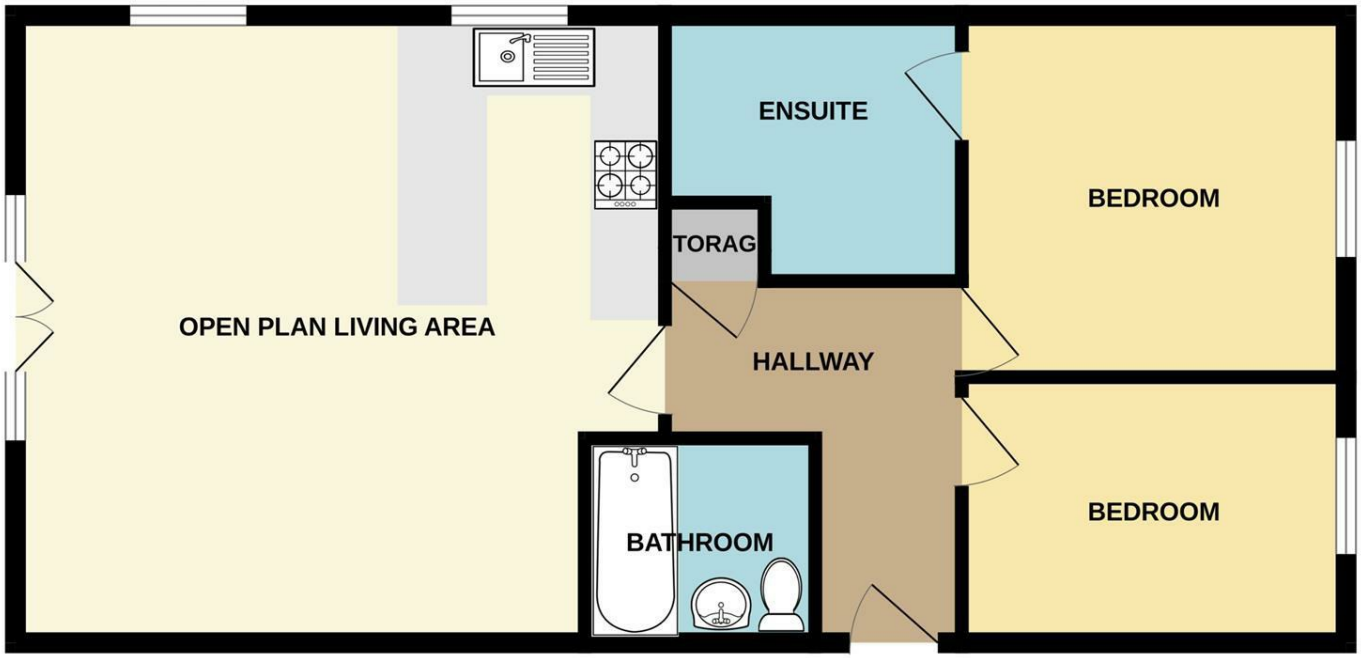
En-Suite
Three-piece suite comprising, walk in mains powered shower, wash hand basin and WC.

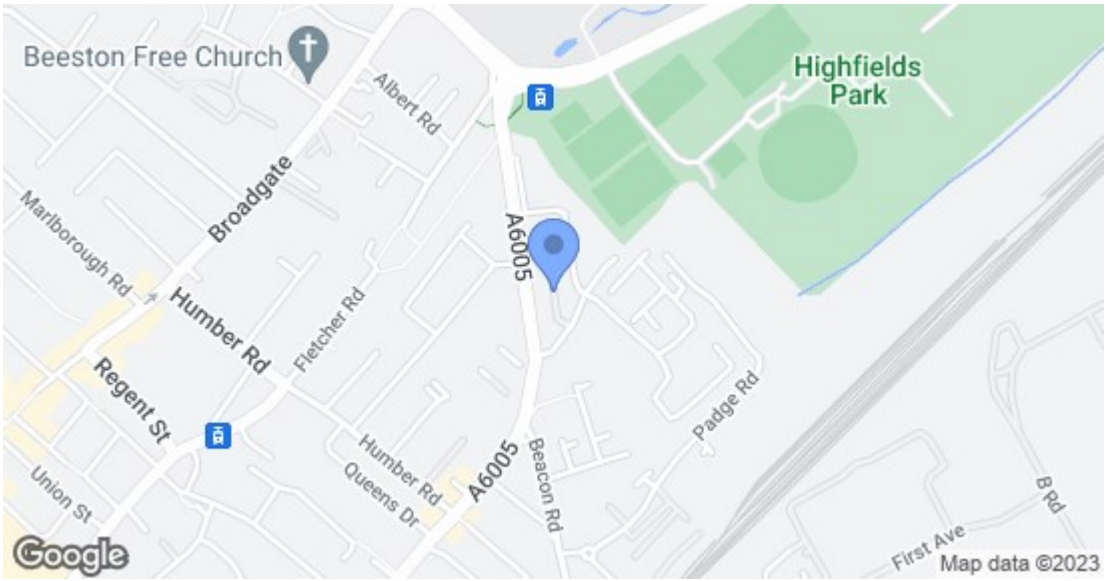
Bedroom 2
8'0" x 10'5" approx (2.46m x 3.18m approx)
Carpeted room, with radiator and UPVC double glazed window.

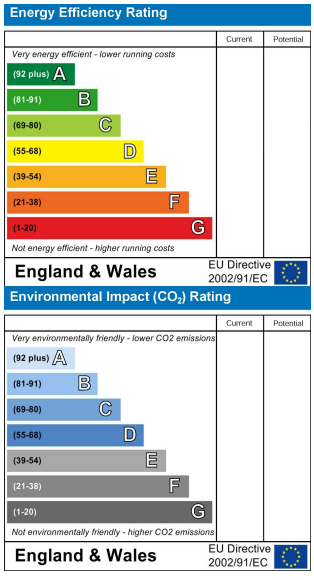
Bathroom
Three-piece suite comprising, bath with mixer tap, wash hand basin and WC.

Outside
Lawned communal gardens with entrance gates into the development and an allocated parking space.

Council Tax
Broxtowe Borough Council Band B




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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