

Robert Ellis

look no further...



Malting Crescent,
Beeston, Nottingham
NG9 1FU

£70,000 Leasehold
25% Share

0115 946 1818



/robertellisestateagent



@robertellisea

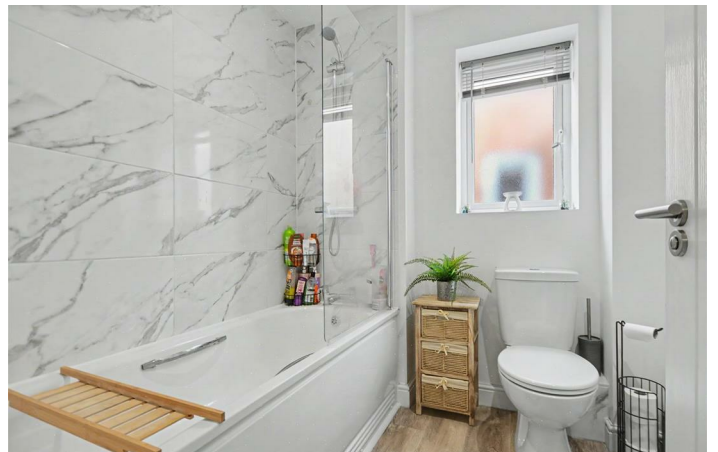


A MODERN AND IMMACULATLY PRESENTED TWO BEDROOM SEMI DETACHED HOME BUILT IN 2023, AVAILABLE ON A 25% SHARED OWNERSHIP BASIS WITH THE OPTION TO PURCHASE A HIGHER SHARE, MAKING IT A PERFECT OPPORTUNITY FOR A FIRST TIME BUYER.

Robert Ellis are delighted to bring to the market this beautifully maintained semi detached property offering contemporary, low maintenance living throughout. The accommodation comprises an entrance hallway leading directly into a bright and spacious lounge, with patio doors opening onto the rear garden, creating a light and inviting living space.

To the first floor are two well proportioned bedrooms and a modern bathroom, all finished to a high standard. Externally, the property benefits from off road parking and a private rear garden, ideal for relaxing or entertaining.

Being a recently built home and presented in excellent condition throughout, this property is ideal for those looking to step onto the property ladder. An internal viewing is highly recommended to fully appreciate the quality and accommodation on offer.



Entrance Hall

Double glazed composite door to the front, doors to the kitchen and lounge, storage cupboard, radiator, panelled walls, stairs to the first floor.

Ground Floor w.c.

Having a low flush w.c., pedestal wash hand basin, panelled walls, double glazed window, laminate flooring and radiator.

Kitchen

6'6" x 10'4" approx (1.98m x 3.15m approx)

Double glazed window to the front, matching range of wall and base units with roll edged work surfaces over, cupboard housing the boiler, space for a fridge freezer, spaces and plumbing for a dishwasher and washing machine, integrated double oven, four ring electric hob with extractor over, ceiling spotlights, radiator.

Lounge

12'11" x 10'4" approx (3.94m x 3.15m approx)

Double glazed patio doors to the rear, vinyl flooring.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

13' x 9'10" approx (3.96m x 3.00m approx)

Double glazed window to the rear, radiator.

Bedroom 2

12'11" max x 9'3" approx (3.94m max x 2.82m approx)

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the side, low flush w.c., panelled bath with mains fed shower over, pedestal wash hand basin, vinyl flooring, extractor fan.

Outside

To the front of the property there is off road parking, shrub border and steps leading up to the front door.

The rear garden is laid mainly to lawn, patio and fenced boundaries.

Directions

From Long Eaton proceed towards Beeston on Nottingham Road and then Queens Road West. Turn right into Dovecote Lane and proceed round the bend and turn right into Malting Crescent.

9250CO

Agents Notes

The property is leasehold with a 990 year lease which commenced 15.9.23. There is a monthly rent and service charge of £554.0 paid for the remaining 75% share.

The vendor of this property is an employee of Robert Ellis.

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 77mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

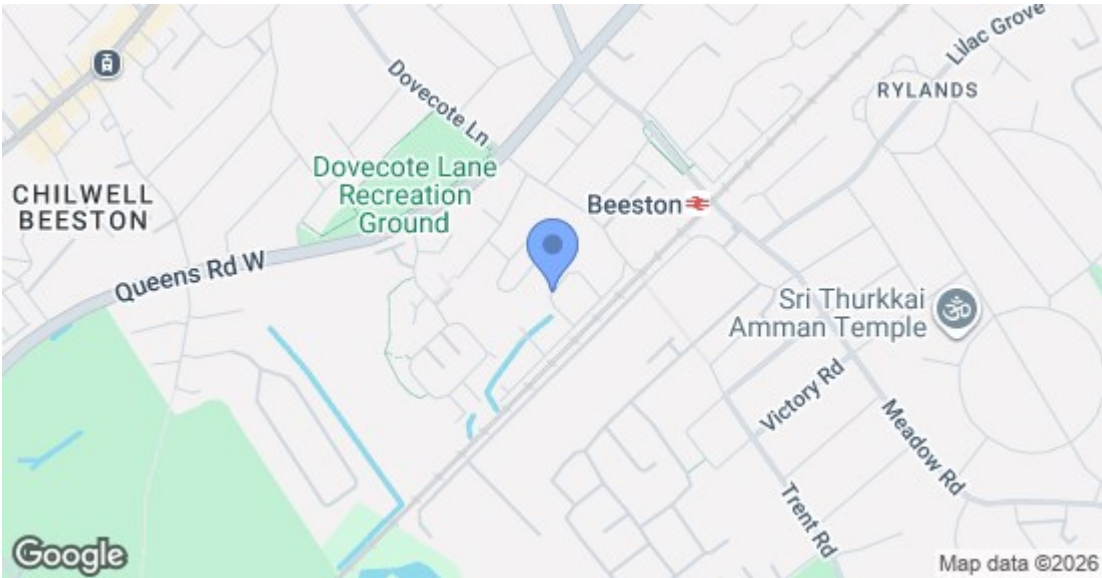
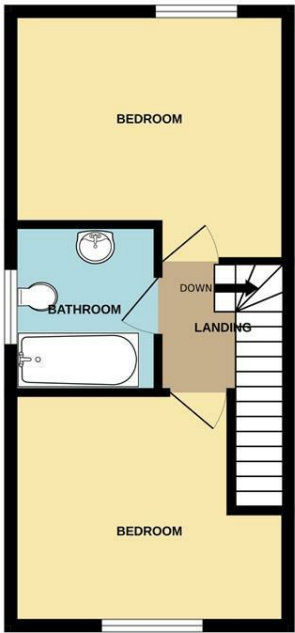
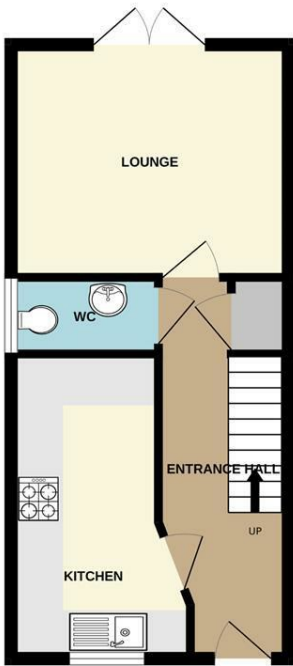
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(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 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.