



Broughton Street,  
Beeston, Nottingham  
NG9 1BD

**£125,000 Leasehold**



A modern, one bedroom apartment with the benefit of no upward a chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. This wonderful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; communal entrance hall with stairs to the first floor, entrance to the apartment, open plan living and bedroom, separate kitchen and bathroom.

Outside the property to the rear is a communal space with allocated parking.

Having been fully refurbished throughout, and with the advantage of gas central heating this property is well worthy of an early internal viewing.



### Communal Entrance Hall

UPVC double glaze doors and windows with stairs to the first floor.

### Entrance Hall

UPVC composite fire door through to the entrance hall with laminate flooring and a radiator.

### Open Plan Living and Bedroom

19'1" x 12'4" (5.82m x 3.76m )

Laminate flooring with two radiators, fitted wardrobes, two fitted storage cupboards, one housing a combination boiler, and UPVC double glazed window to the front and rear aspect.

### Kitchen

9'10" x 6'6" (3.02m x 1.99m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer, inset gas hob with extractor fan above and integrated electric oven. Integrated appliances to include fridge freezer, dishwasher and washer dryer. UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower with glass shower screen, part tiled walls, radiator and access to the loft hatch.

### Outside

To the rear of the property is a paved parking area.

### Material Information

Leasehold

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

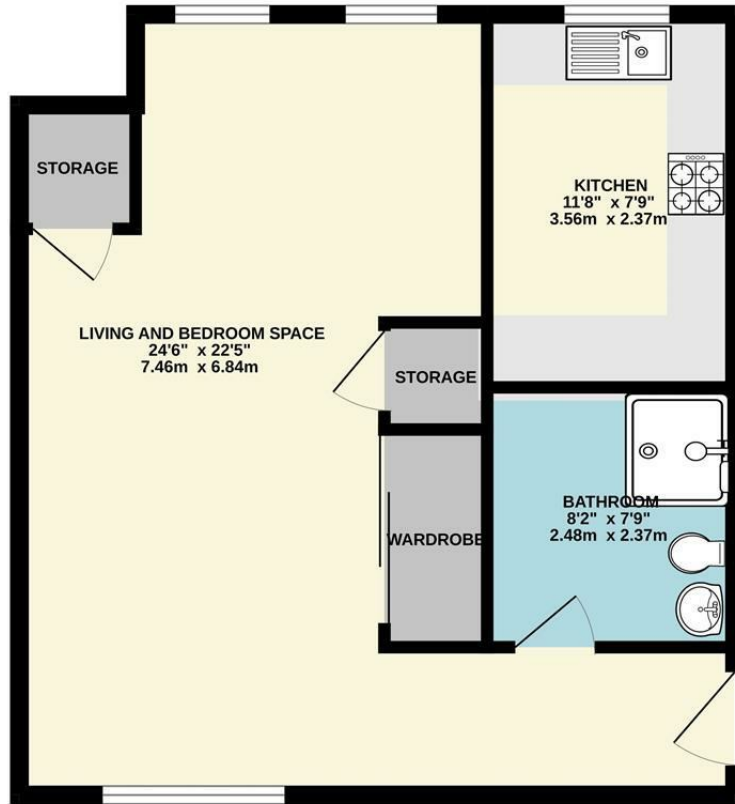
Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

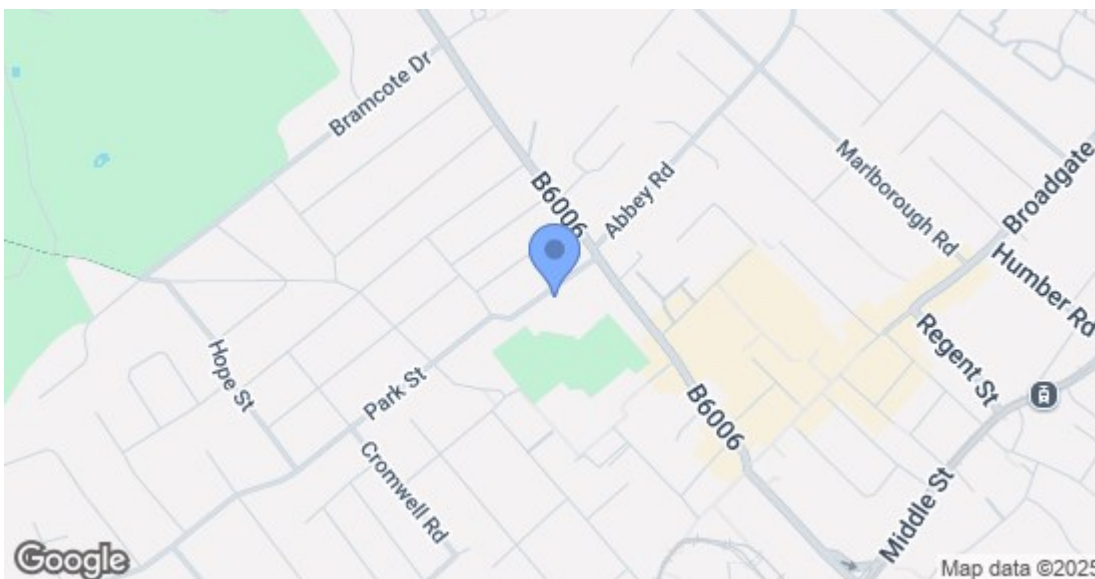
### Disclaimer

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	77
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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