



Regent Street,
Beeston, Nottingham
NG9 2EA

£195,000 Leasehold



A first-floor apartment in a central location with the benefit of no upward chain.

Situated on 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; Private Entrance Hall, Living Room, Kitchen, Two Double Bedrooms and Bathroom.

Outside the property has a low maintenance paved garden.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator and stairs to the first floor.

Living Room

12'9" x 8'7" (3.91m x 2.62m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Kitchen

13'2" x 6'10" (4.03m x 2.09m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Integrated appliances to include fridge freezer and dishwasher. Space and fittings for freestanding washer dryer. Cupboard housing the wall mounted boiler and UPVC double glazed window to the front aspect.

Bedroom One

11'1" x 8'7" (3.38m x 2.62m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

11'1" x 9'1" (3.38m x 2.79m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, part tiled walls, tiled flooring, radiator, UPVC double glazed window to the rear aspect and extractor fan.

Outside

Outside the property is a low maintenance paved garden with fenced boundaries and a sheltered area for seating. The on street parking is permit parking and would need to be applied for through the council.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

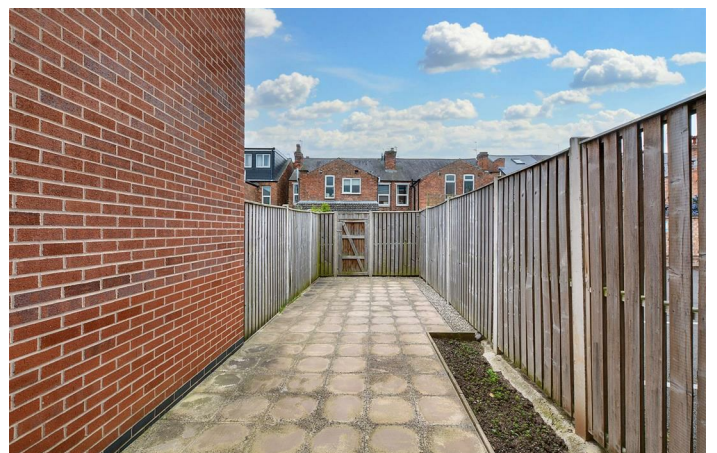
Rights and Easements: None

Planning Permissions/Building Regulations: None

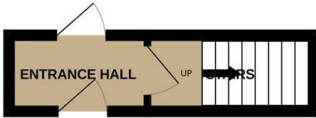
Has the Property Flooded?: No

Disclaimer:

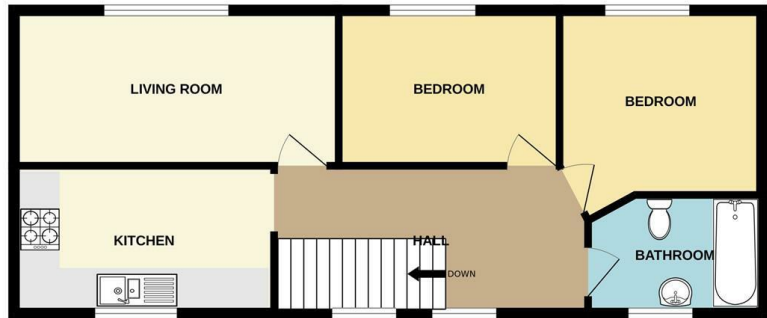
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR
61 sq.ft. (5.7 sq.m.) approx.

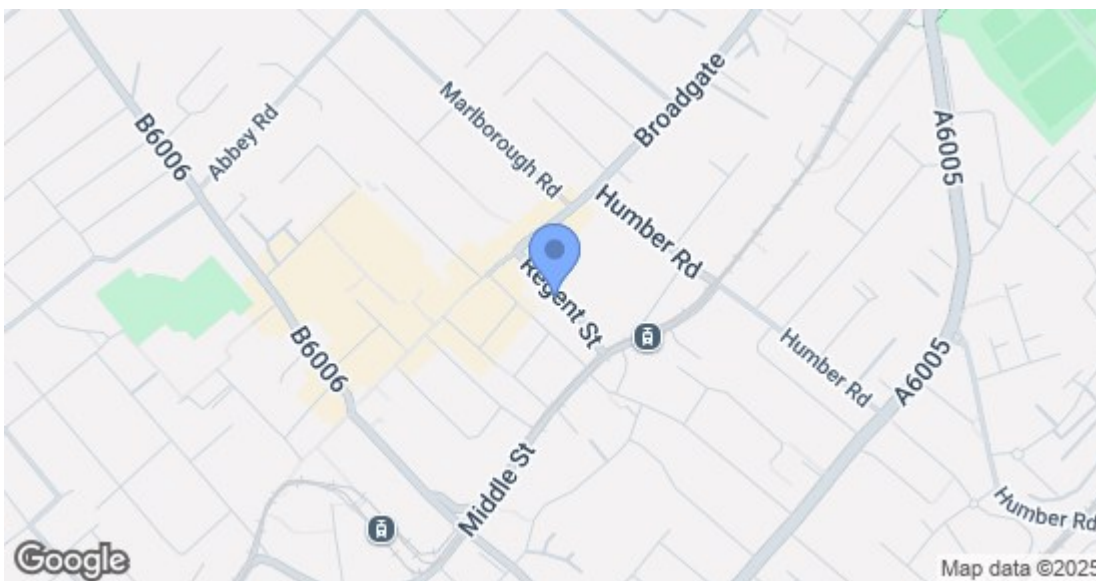


1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

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) A | | | 95 |
| (81-91) B | | 81 | |
| (69-80) C | | | |
| (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 | |

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