



**Stathern Walk
Bestwood, Nottingham NG5 5TN**

A ONE BEDROOM GROUND FLOOR
APARTMENT SITUATED IN BESTWOOD,
NOTTINGHAM.

£65,000 Leasehold



*** ATTENTION INVESTORS & FIRST TIME BUYERS! ***

Robert Ellis estate agents are delighted to offer to the market this ONE BEDROOM GROUND FLOOR FLAT in Bestwood, Nottingham.

The property itself sits favourably within walking distance of nearby schooling. There is easy access to Arnold Town Centre where there is a wide variety of national and independent retailers and shopping facilities and transport links. The property is also close to the City Hospital making it a perfect location for NHS workers.

Upon entering the ground floor apartment you are welcomed in to the spacious hallway which provides access to the lounge, kitchen, bedroom and bathroom. There is a communal garden which you have use of and also a communal bin store area. The property also has a new boiler and central heating system and it also has 3 outdoor purpose built sheds.

Do not miss out on this opportunity, call our Arnold office today!



Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway. Wall mounted radiator. Built-in storage cupboard. Internal doors leading into the lounge, kitchen, bedroom and bathroom.

Lounge

15'3" x 11'4" approx (4.65 x 3.47 approx)
Double glazed window to the rear elevation. Wall mounted radiator. Built-in storage cupboard.

Kitchen

7'10" x 11'3" approx (2.41 x 3.45 approx)
Double glazed window to the rear elevation. Wall mounted radiator. A range of matching wall and base units incorporating laminate worksurfaces over. Stainless steel sink and drainer with swan neck dual heat tap above. Integrated electric oven. 4 ring hob with stainless steel extractor unit above. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding fridge freezer. Space and plumbing for a freestanding dishwasher.

Bedroom

10'10" x 12'2" approx (3.31 x 3.72 approx)
Double glazed window to the side elevation. Wall mounted radiator. Built-in storage cupboard.

Bathroom

4'11" x 11'4" approx (1.51 x 3.47 approx)
Double glazed window to the front elevation. Wall mounted radiator. Tiled splashbacks. 3 piece suite comprising of a panel bath with hot and cold taps with an electric shower above, hand wash basin with hot and cold taps and a low level flush WC.

Parking

On road parking.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

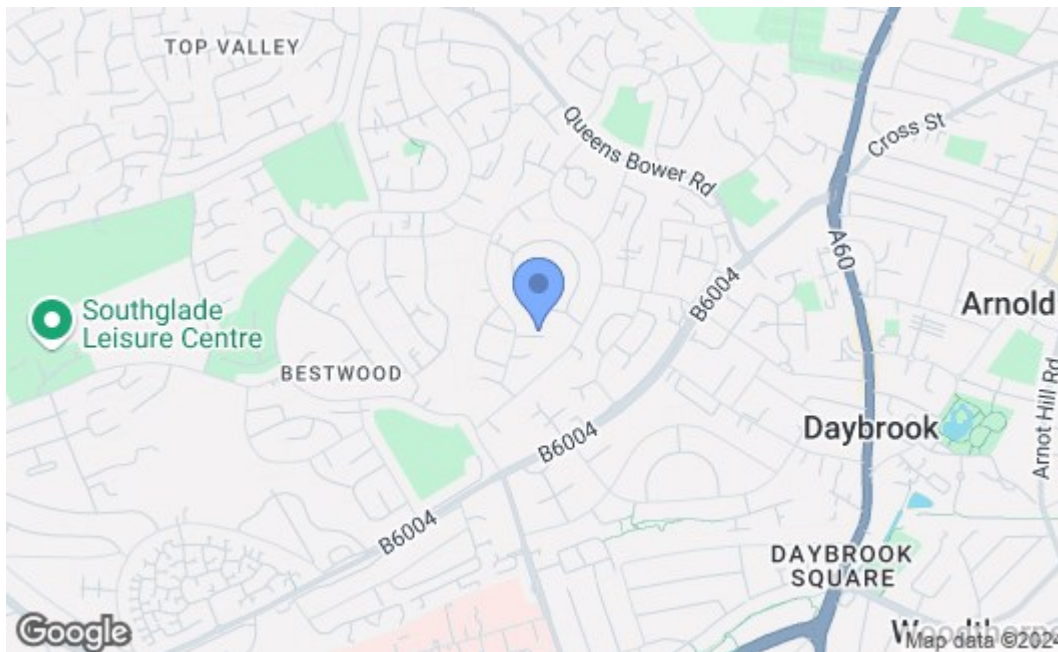
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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 (CO₂) Rating			
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.