



Regeneration way,
Beeston, Nottingham
NG9 1NW

£200,000 Leasehold



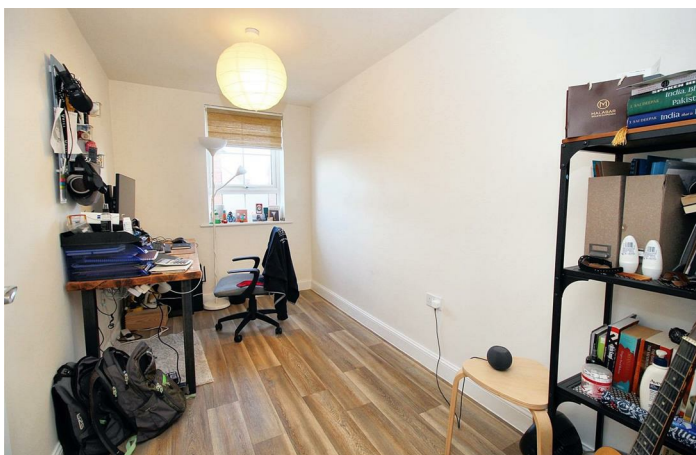
A beautifully presented and spacious two bedroom first floor apartment.

Situated in this popular and convenient residential location, within walking distance of a variety of local shops and amenities including schools, transport links, Boots head office, The University of Nottingham and Beeston Marina, this fantastic property is considered an ideal opportunity for a range of potential purchasers including, first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, open plan kitchen living diner, two bedrooms and a bathroom.

Outside the property benefits from a designated parking spaces to the rear.

Constructed in 2021, this contemporary apartment is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, wall insulation and ready to move into condition, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall

Entrance door, useful storage cupboard with plumbing for a washing machine, a further storage cupboard, and doors to the bathroom, two bedrooms, and kitchen living diner.

Kitchen Living Diner

22'2" x 11'6" (6.78m x 3.53m)

With a range of modern wall, base and drawer units in white, work surfaces, integrated electric cooker with gas hob and extractor fan over, sink with drainer and a mixer tap, integrated fridge freezer and dishwasher, laminate flooring, radiator and UPVC double glazed window to the front, side and rear.

Bedroom One

9'10" x 9'9" (3.01m x 2.98m)

Laminate flooring, UPVC double glazed window to the front and radiator.

Bedroom Two

12'4" x 6'5" (3.77m x 1.98m)

Laminate flooring with UPVC double glazed window to the front and radiator.

Bathroom

7'7" x 6'6" (2.32m x 2.00m)

Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, laminate flooring, tiled splashbacks, electric shaver point, extractor fan and UPVC double glazing to the rear.

Outside

Outside the property benefits from two parking spaces to the rear.

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.

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

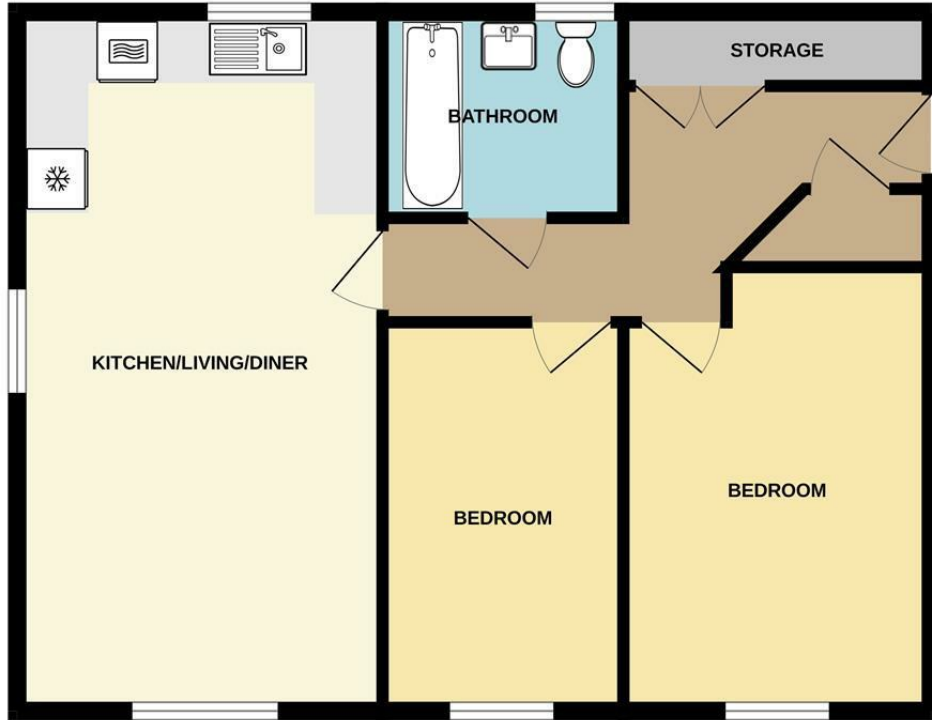
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

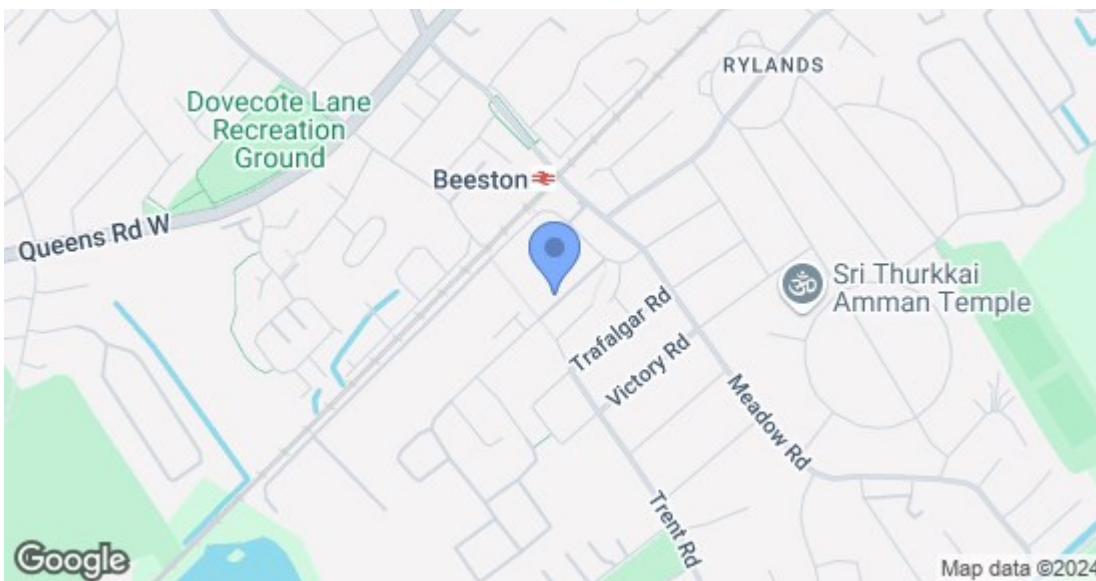
Has the Property Flooded?: No



GROUND FLOOR



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.
Made with Metropix ©2024



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 84 | 84 |
| (81-91) B | | | |
| (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 | |

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.