



The Poplars,
Beeston, Nottingham
NG9 2UY

£235,000 Leasehold



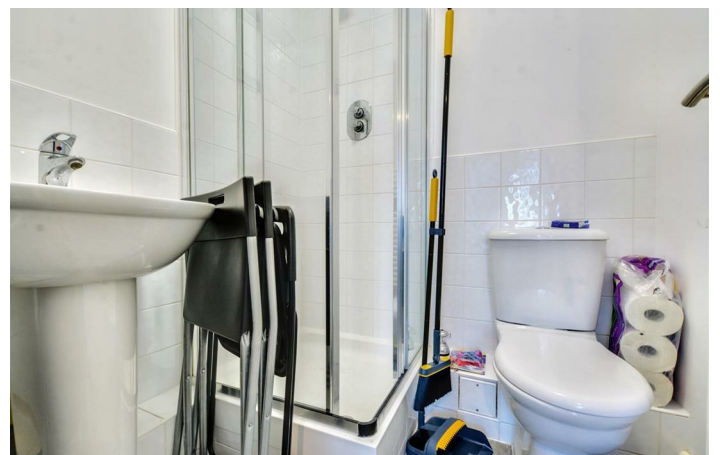
A contemporary two-bedroom apartment in this exclusive development within central Beeston.

Offering an appealing blend of rustic charm with modern style, this bright and airy two bedroom apartment will appeal to a variety of potential purchaser, but is considered ideal for a first time buyer or investor.

In brief the internal accommodation comprises: entrance hall with storage cupboard, open plan studio living space, en-suite bedroom, further bedroom and bathroom.

Outside the property is set in communal grounds along with the Lace Mill, and the property has a dedicated parking space.

Conveniently situated for easy access to Beeston Town Centre, which offers a variety of shops and services, excellent transport links such as the NET Tram, A52, and train station, this extremely conveniently situated property is well worthy of an early internal viewing.



Main Entrance

A communal entrance hall with intercom system, stairs and a lift

Entrance Hall

Entrance door, electric heater, intercom system, and useful storage cupboard with the hot water cylinder.

Open Plan Kitchen Diner and Living Space

25'8" x 11'1" (7.84m x 3.40m)

With fitted wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, inset electric hob with air filter above and oven below, plumbing for a washing machine, integrated fridge and freezer, double glazed Juliet-style balcony, further double glazed window to the side, and wall mounted electric heater.

Bedroom One

9'10" x 10'6" maximum overall measurements (3.01m x 3.22m maximum overall measurements)

Juliet-style double glazed balcony doors, and wall mounted electric heater.

En-Suite

With fittings in white comprising: low level WC, pedestal wash hand basin, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel rail, and extractor fan.

Bedroom Two

11'1" x 9'10" (3.40m x 3.00m)

Double glazed Juliet-style balcony doors, and wall mounted electric heater.

Bathroom

With fittings in white comprising: low level WC, pedestal wash hand basin, bath with shower off the taps, part tiled walls, wall mounted heater towel rail and extractor fan.

Outside

The property is set in communal grounds with one dedicated parking space.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Electric Heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: Unknown

Rights and Easements: None

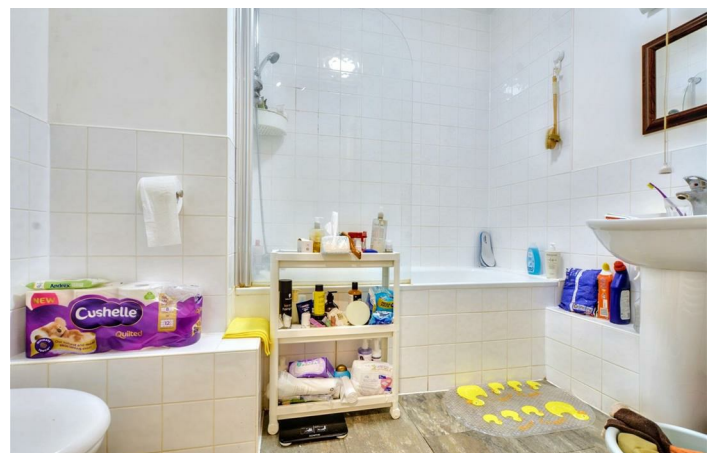
Planning Permissions/Building Regulations: None

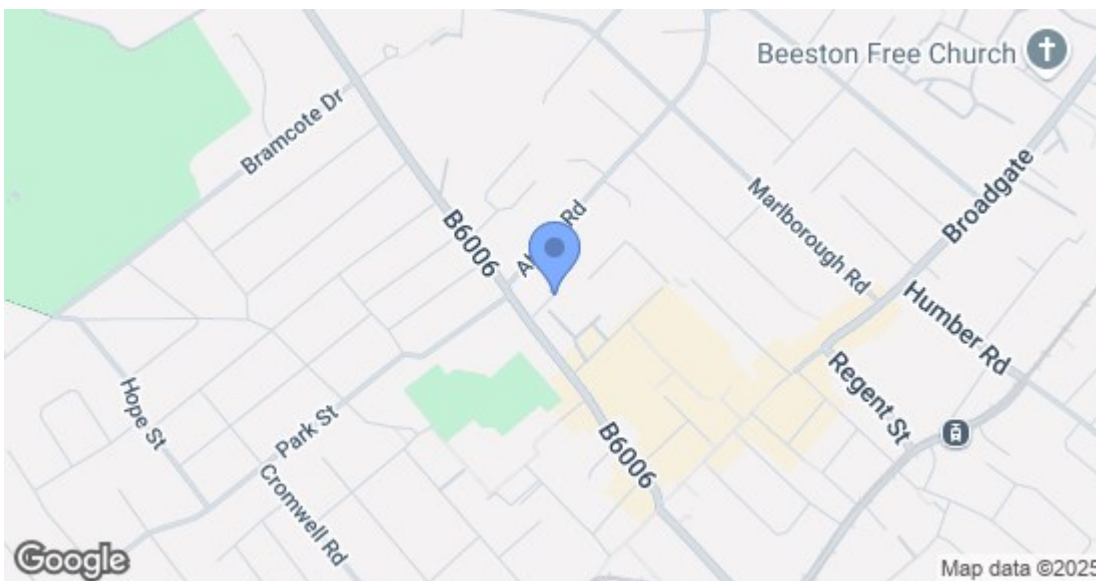
Accessibility/Adaptions: Communal Lift

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(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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