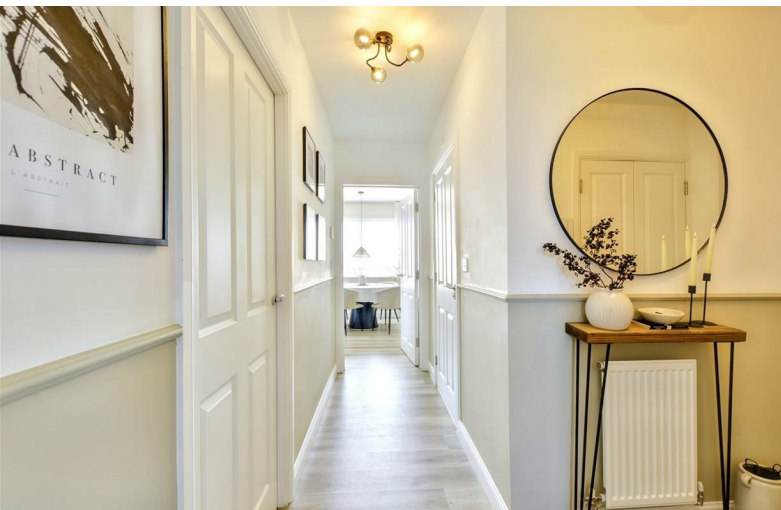


# Robert Ellis

*look no further...*



Regeneration Way,  
Beeston, Nottingham  
NG9 1NW

**£229,000 Leasehold**

0115 922 0888



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@robertellisea





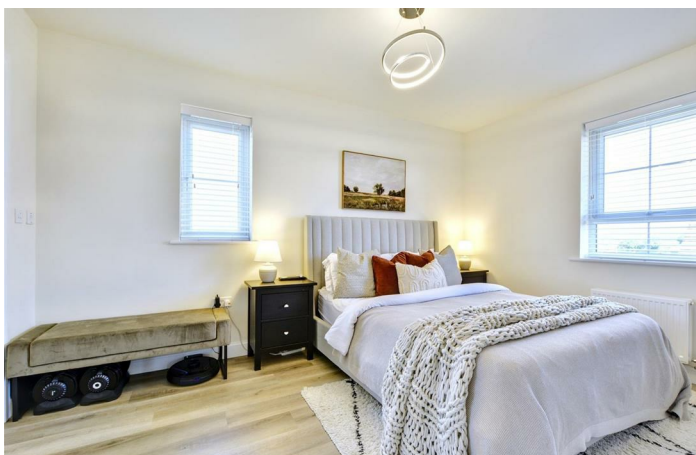
Situated just a short distance to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links with Beeston train station being only a 5 minute walk away and bus and tram stops close by.

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; An entrance hall, open plan kitchen, diner and living room, two double bedrooms, main bedroom with en-suite, bathroom and useful utility cupboard.

Outside the property benefits from two allocated parking spaces.

Having been newly built in 2021, this modern apartment is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Communal Entrance Space

Secure entrance door through to the communal hallway with stair access to the third floor.

### Apartment Entrance Hall

Welcoming entrance hall with panelled walling, LVT flooring and radiator.

### Open Plan Living, Dining and Kitchen

20'11" x 11'6" (6.40 x 3.51 )

#### Kitchen Area

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven, fridge freezer and dishwasher.

#### Living and Dining Area

LVT flooring, with two radiators and UPVC double glazed windows to the front and side aspect.

### Bedroom One

13'4" x 9'7" (4.07 x 2.94 )

A double bedroom with LVT flooring, radiator and UPVC double glazed windows to the rear and side aspects. Access to the en-suite.

#### En-suite

5'9" x 7'2" (1.76 x 2.19 )

A three-piece suite comprising a low flush WC, pedestal wash hand basin and walk in electric power shower, part tiled walls, radiator and UPVC double glazed window to the side aspect.

### Bedroom Two

10'8" x 9'8" (3.26 x 2.96 )

A double bedroom, with LVT flooring, radiator and UPVC double glazed window to the side aspect.

### Bathroom

5'6" x 7'2" (1.70 x 2.20 )

A three-piece suite comprising low flush WC, pedestal wash hand basin, bath, part tiled walls and radiator.

### Utility Cupboard

A large storage cupboard from the entrance hall housing a freestanding washer dryer and shelving units.

### Outside

Outside the property are two allocated parking spaces.

### 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

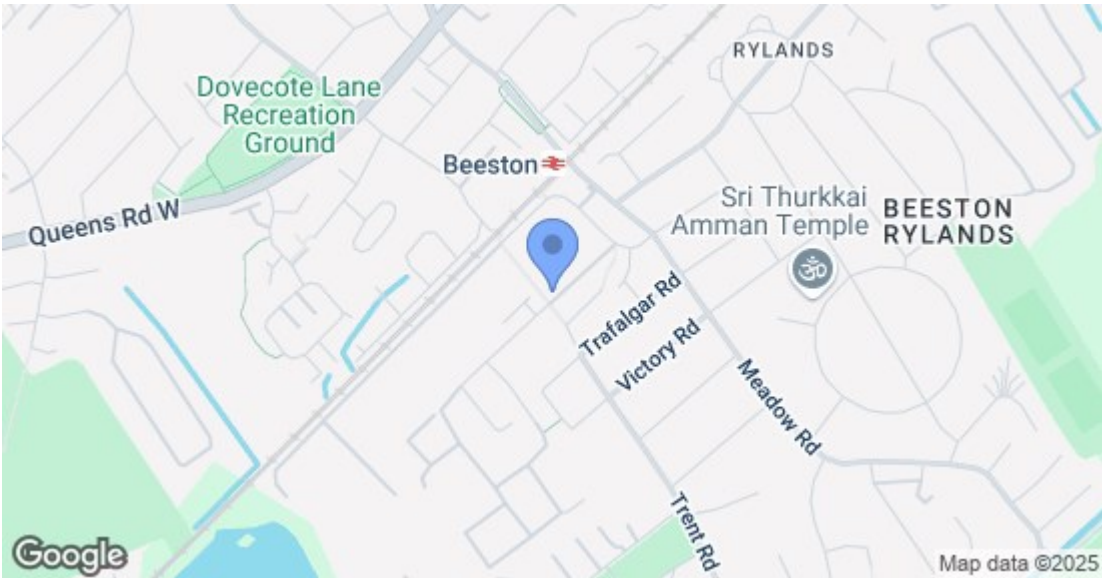
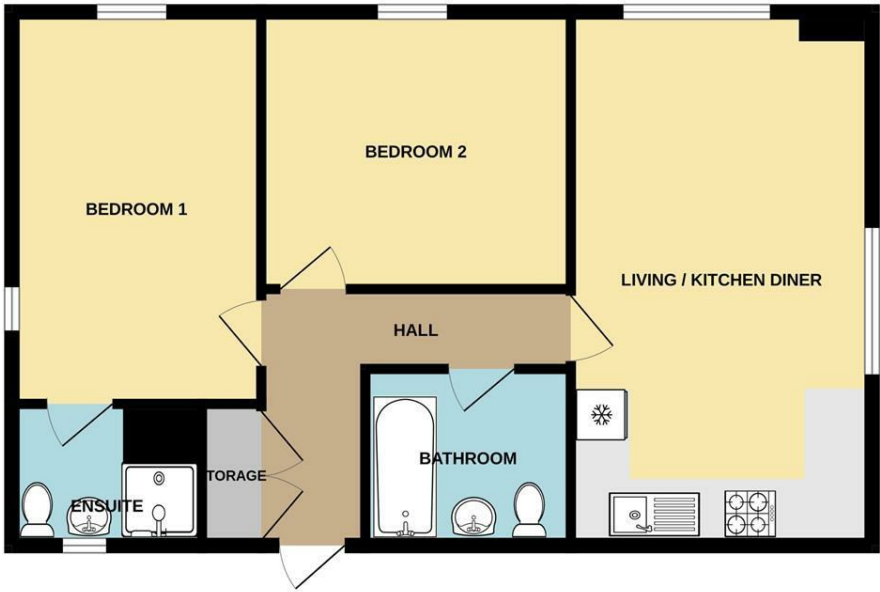
Pets are permitted in the building

### 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	83	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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