

Robert Ellis

look no further...



44 Imperial Road,
Beeston, Nottingham
NG9 1FN

£144,995 Leasehold

0115 922 0888



/robertellisestateagent



@robertellisea



Situated in the sought-after and convenient area of Beeston, Nottingham, this delightful flat at 44 Imperial Road offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-appointed bedroom, providing a peaceful retreat after a long day. The flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing in a cosy atmosphere.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the availability of parking, a rare find in urban settings, making it an excellent choice for those who drive.

Situated in a vibrant community, residents will enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. Beeston is known for its friendly atmosphere and excellent transport links, making it easy to commute to Nottingham city centre and beyond.

This flat presents an excellent opportunity for those seeking a comfortable living space in a desirable location. Whether you are looking to invest or find your next home, this property is sure to impress. Don't miss the chance to make this charming flat your own.



Communal Entrance

With stairs leading up the flat on the second floor.

Entrance Hall

Entrance door, airing cupboard housing the hot water cylinder and doors the bedroom, lounge, bathroom and kitchen breakfast room.

Kitchen Breakfast Room

12'0" x 6'11" (3.67m x 2.11m)

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with induction hob and air filter over, space for a fridge and freezer, plumbing for a washing machine, wooden flooring, tiled splashback, UPVC double glazed window to the side and radiator.

Lounge

13'11" x 10'2" (4.26m x 3.12m)

A carpeted reception room with UPVC double glazed window to the front and side, gas fire and a radiator.

Bedroom

13'11" x 8'4" (4.26m x 2.56m)

A carpeted double bedroom with Velux window, and radiator.

Bathroom

6'8" x 5'9" (2.04m x 1.77m)

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, laminate flooring, tiled walls, radiator and UPVC double glazed window to the side.

Outside

To the rear of the property you will find a designated parking space for one vehicle.

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: Stairs to second floor only.

Planning Permissions/Building Regulations: None

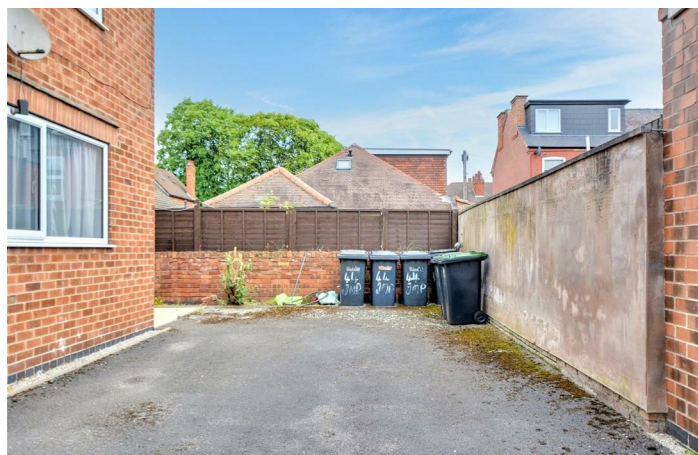
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

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		75
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.