



Hassocks Close,
Beeston, Nottingham
NG9 2GH

£185,000 Leasehold



A well maintained two-bedroom, top floor apartment with open plan living space.

Situated in Beeston and just a short distance from Nottingham University and the Queens Medical Centre, you are ideally placed for access to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great apartment 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 living, diner and kitchen, two double bedrooms, main bedroom with en-suite and bathroom.

Outside the property has communal gardens and an allocated parking space.

This delightful property 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.



Entrance Hall

With laminate flooring, radiator, loft hatch and doors to the two bedrooms, bathroom and the living/kitchen/diner.

Living/Kitchen/Diner

25'2" reducing to 20'8" x 15'5" reducing to 10'4" (7.69 reducing to 6.32 x 4.72 reducing to 3.16)

With a range of modern wall, base and drawer units in the kitchen area, work surfaces, integrated one and a half bowl sink with drainer and mixer tap, electric oven with gas hob and air filter over, plumbing for a washing machine, space for a fridge freezer, laminate flooring throughout the living/kitchen/diner, four UPVC double glazed windows, UPVC double glazed French doors which lead onto the Juliet balcony, two radiators and a useful storage cupboard.

Bedroom One

14'11" reducing to 8'6" x 10'3" (4.56 reducing to 2.6 x 3.14)

With fitted wardrobe, two UPVC double glazed windows, radiator and door to en-suite,

En-Suite

Incorporating a three piece suite comprising shower cubicle, WC, pedestal wash hand basin, tiled splashbacks, heated towel rail and extractor fan.

Bedroom Two

13'1" x 8'10" (3.99 x 2.71)

With two UPVC double glazed windows and radiator.

Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled splashbacks, heated towel rail, UPVC double glazed window and extractor fan.

Outside

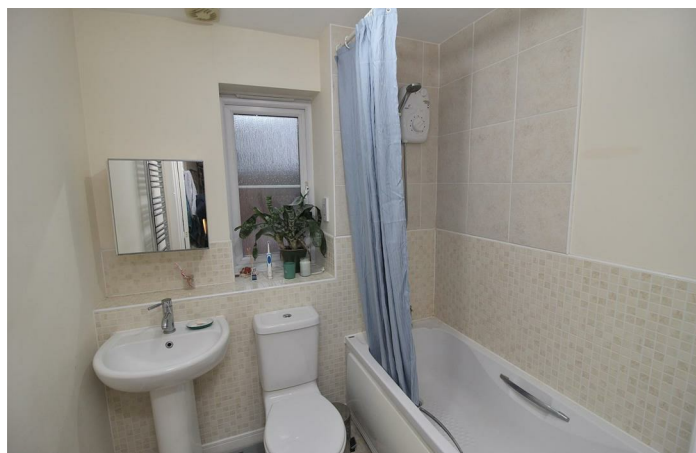
Outside the property benefits from a parking space and communal garden and bin stores.

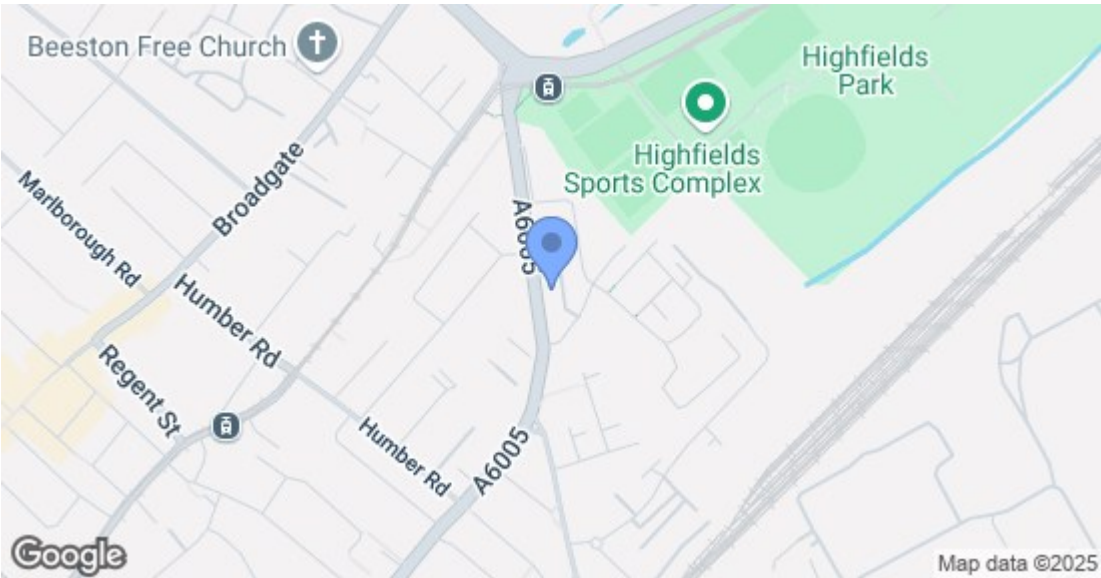
Lease Details

110 years remaining on lease

Ground Rent £250.00 p.a

Service Charge £950.00 p.a covers building insurance





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	80
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.