



**Millbank Place**  
**Bestwood Village, Nottingham NG6 8EF**

**Guide Price £120,000 Leasehold**

A WELL PRESENTED ONE BEDROOM  
GROUND FLOOR APARTMENT!





**\*\*GUIDE PRICE £115,000 - £125,000!\*\***

This stylish one-bedroom ground floor apartment is located in the popular area of Bestwood Village, Nottingham, and comes complete with an allocated parking space.

Accessed via a welcoming communal entrance, the apartment features a private entrance hall leading to a spacious double bedroom, a sleek modern bathroom, and an open-plan lounge/kitchen/diner – ideal for both relaxing and entertaining.

Perfect for first-time buyers or investors, this well-presented property offers comfortable, low-maintenance living in a quiet yet well-connected location.

This home is a must view!



### Entrance Hallway

Wooden flooring, wall mounted radiator, wall mounted intercom system, storage cupboard, doors leading off to:

Any Legal Restrictions: No

Other Material Issues: No

### Bathroom

9'3" x 8'1" approx (2.84 x 2.47 approx)

Tiled flooring, tiled splashbacks, UPVC double glazed window to the front elevation, heated towel rail, vanity wash hand basin with mixer tap, WC, L-Shaped bath with mains fed rainwater shower over.

### Bedroom

11'10" x 11'3" approx (3.62 x 3.45 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Open Plan Lounge Kitchen Diner

24'11" x 13'8" approx (7.62 x 4.17 approx)

Wooden flooring, two UPVC double glazed windows to the front elevation, UPVC double glazed window to the rear elevation, TV point, ample space for dining table, two wall mounted radiator, space and point for freestanding fridge freezer, a range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl stainless steel sink with mixer tap over, integrated oven with four ring gas hob with extractor hood over, tiled splashbacks, space and plumbing for a washing machine.

### Outside

Car parking space allocated to the property.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

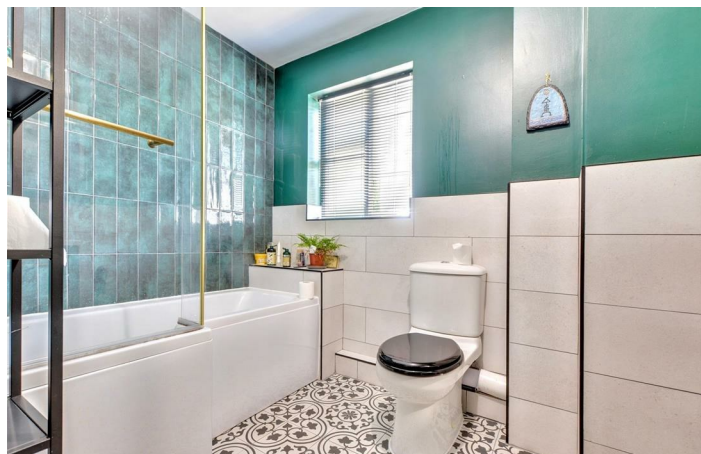
Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

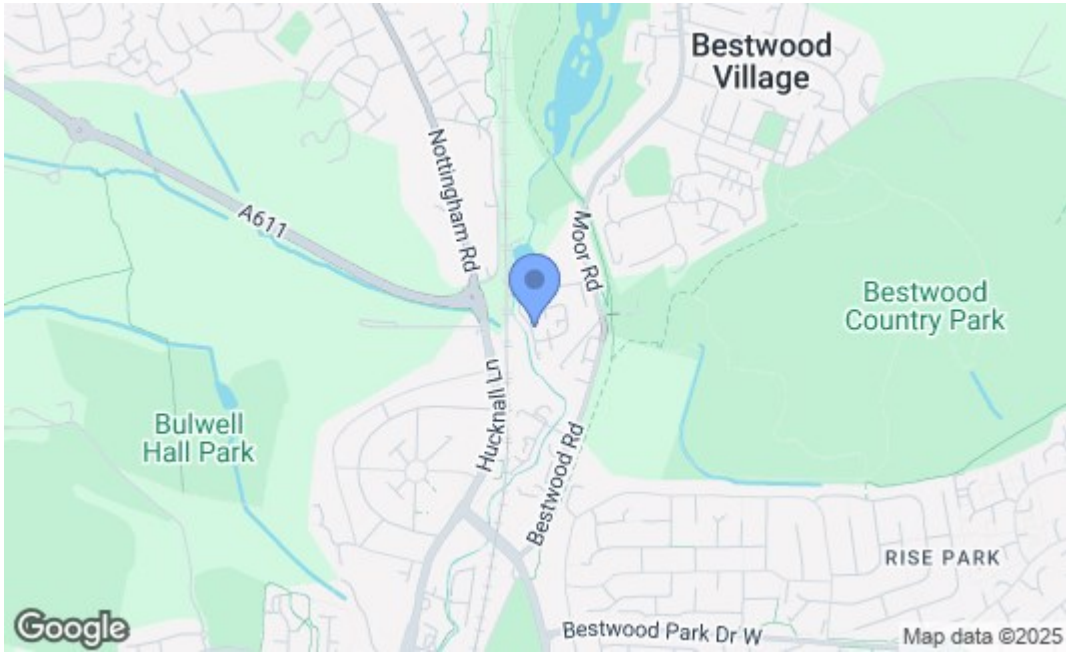
Flood Defences: No

Non-Standard Construction: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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		

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.