

# Robert Ellis

*look no further...*



Broadgate,  
Beeston,  
NG9 2HZ

**£190,000 Freehold**

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A self contained and particularly generous two bedroom ground floor flat.

Tucked away in a private and small development of similar flats yet occupying an extremely convenient and central location, ideally placed for easy access to the town centre, tram and bus stops and train station.

In brief the internal accommodation comprises of a lounge, inner hall/study space, kitchen diner, two bedrooms and bathroom.

Outside the property benefits from communal parking, a brick garage and garden to the rear of the development.

Considered ideal for a first time buyer or those looking to downsize, this well presented property offers ready to move into accommodation with cavity wall insulation and is considered a rare opportunity, well worthy of viewing.



Composite double glazed door leads to:

#### Lounge

20'5" x 10'10" approx (6.23m x 3.31m approx)

UPVC double glazed window to the front, two radiators and a fuel effect gas fire with marble style hearth and surround and Adam style mantle.

#### Inner Hallway/Study Area

11'9" x 8'5" approx (3.59m x 2.58m approx)

Radiator, fitted cupboard and further under stairs cupboard.

#### Kitchen Diner

15'9" x 8'0" approx (4.81m x 2.46m approx)

Fitted wall and base units with work surfaces over and tiled splashbacks, Logic gas cooker with filter above, wall mounted Worcester boiler, plumbing for a washing machine, further appliances space, radiator, UPVC double glazed window.

#### Bedroom One

16'2" x 9'10" approx (4.94m x 3.02m approx)

UPVC double glazed window, radiator and wardrobe.

#### Bedroom Two

11'10" x 6'11" approx (3.63m x 2.11m approx)

UPVC double glazed window, radiator and fitted wardrobe.

#### Bathroom

9'1" x 5'5" approx (2.78m x 1.66m approx)

Low flush w.c., pedestal wash hand basin, bath with mains controlled shower over, part tiled walls, wall mounted heater towel rail, UPVC double glazed window.

#### Outside

To the front of the property there is communal parking and a brick built garage.

To the rear the property has a terrace garden with paving and trees.

#### Agents Notes

The property has just been granted a new 999 year lease, the freehold for the building is currently owned by the

owners of the flats so there is no ground rent as they own the freehold and at present there is a £35 pcm service charge.

#### Council Tax

Broxtowe Borough Council Band B

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

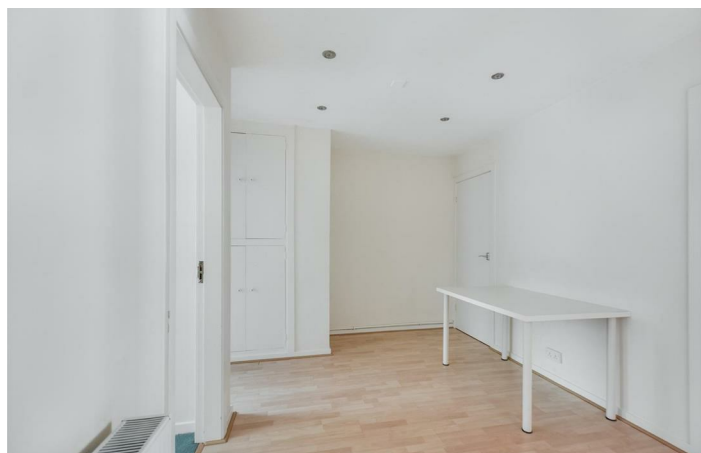
Flood Risk – No flooding in the past 5 years

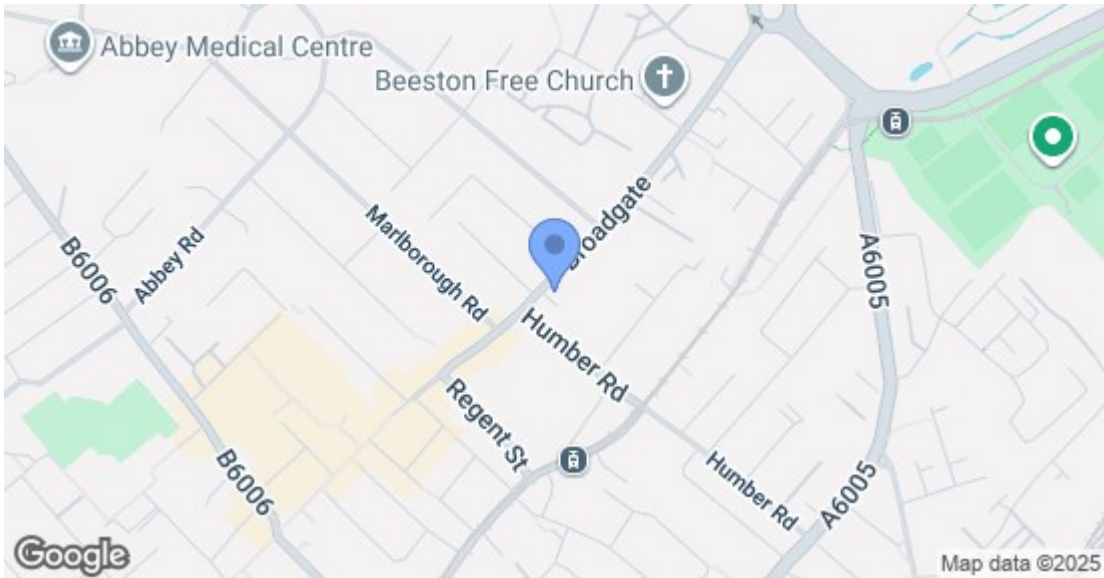
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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.