



Highfield Court,  
Beeston, Nottingham  
NG9 1HN

**£185,000 Leasehold**





A two-bedroom self contained first floor flat.

Occupying a convenient and central Beeston location, situated in a small and sought-after development of similar flats this excellent property is likely to be of great appeal to a first time buyer or those looking to downsize.

In brief the internal accommodation comprises: entrance hall, inner hallway, lounge diner, kitchen, bathroom and two bedrooms.

Available to the market with the benefit of chain free vacant possession, the opportunity to purchase the freehold, and being within easy walking distance of Beeston Town Centre, Tram stop, train station and a variety of other facilities this property is well worthy of viewing.

Outside the property has a garden to the rear, which is primarily lawned with stocked beds and borders, and the property also benefits from a garage.



A composite double glazed entrance door leads to hallway.

#### Entrance Hallway

With stairs off to first floor landing.

#### Inner Hallway

Radiator, cloaks cupboard, and loft hatch with retractable ladder leading to the boarded loft space with light.

#### Lounge Diner

15'11" x 11'9" (4.86m x 3.59m )

Radiator and UPVC double glazed window and patio door leading to the balcony with electric sun blind.

#### Kitchen

8'11" x 7'4" (2.72 x 2.24m )

Modern fitted wall and base units, work surfacing with splashback, single sink and drainer unit with mixer tap, inset gas hob with air filter above and electric oven below, plumbing for a washing machine, radiator, UPVC double glazed window, and wall mounted Ideal boiler.

#### Bedroom One

11'10" x 9'10" (3.62m x 3.01m )

UPVC double glazed window, and radiator.

#### Bedroom Two

7'6" x 8'10" (2.29m x 2.71m )

UPVC double glazed window, radiator, and mirror fronted wardrobes.

#### Bathroom

Fitted with a WC, pedestal wash-hand basin, bath, bath with shower over, part tiled walls, UPVC double glazed window, and heated towel rail.

#### Outside

To the rear, the property has an established and mature garden, with lawn and shrubs. The property also has the benefit of a garage.

#### Garage

16'5" x 8'0" (5.01m x 2.44m )

Up and over door to the front, light and power.

#### 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

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		
(81-91) B		
(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		
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