



Broadgate Avenue,  
Beeston, Nottingham  
NG9 2JB

**£100,000 Leasehold**



A one bedroom, first floor apartment with the benefit of no upward chain.

Tucked away in Central Beeston, you are ideally placed for access to a wide range of local amenities including shops, healthcare facilities, supermarkets, restaurants, schools and transport links. The Nook is also only a short distance to both Nottingham University and the Queens Medical Centre.

This well presented property 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 room and kitchen, one double bedroom and bathroom.

Outside the property is a communal garden and plenty of residents parking.

Having been let out for a number of years, generating a good rental income, the property is offered to the market with the advantage of electric heating throughout, an extended lease and is well worthy of an early internal viewing.





### Communal Entrance Hall

Door through to the communal entrance hall with stairs to the first floor.

### Entrance Hall

Hard wood door through to a carpeted entrance hall, with access to a useful storage cupboard.

### Open Plan Living & Kitchen

22'1" x 9'6" (6.74m x 2.92m )

#### Living Area

A carpeted reception room, with wall mounted electric heater and double-glazed window to the front aspect.

#### Kitchen Area

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, a pantry cupboard and double-glazed window to the rear aspect.

### Bedroom One

12'7" x 8'9" (3.85m x 2.69m )

A carpeted double bedroom, with wall mounted electric heater, fitted wardrobe and double-glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, part tiled walls, heated towel rail and extractor fan.

### Outside

A communal garden and plenty of residents parking.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

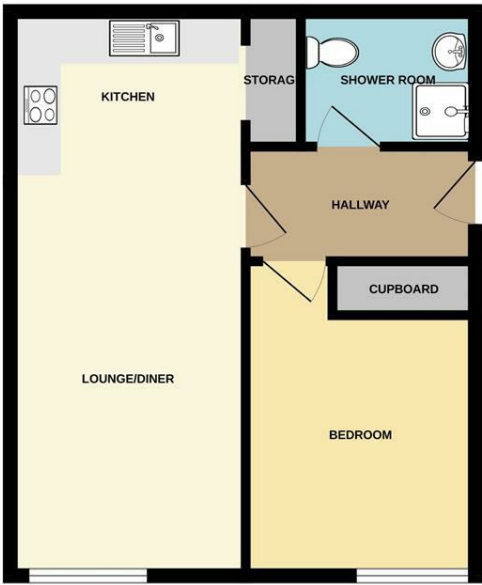
Does the property have spray foam in the loft? N/A

Has the Property Flooded?: No

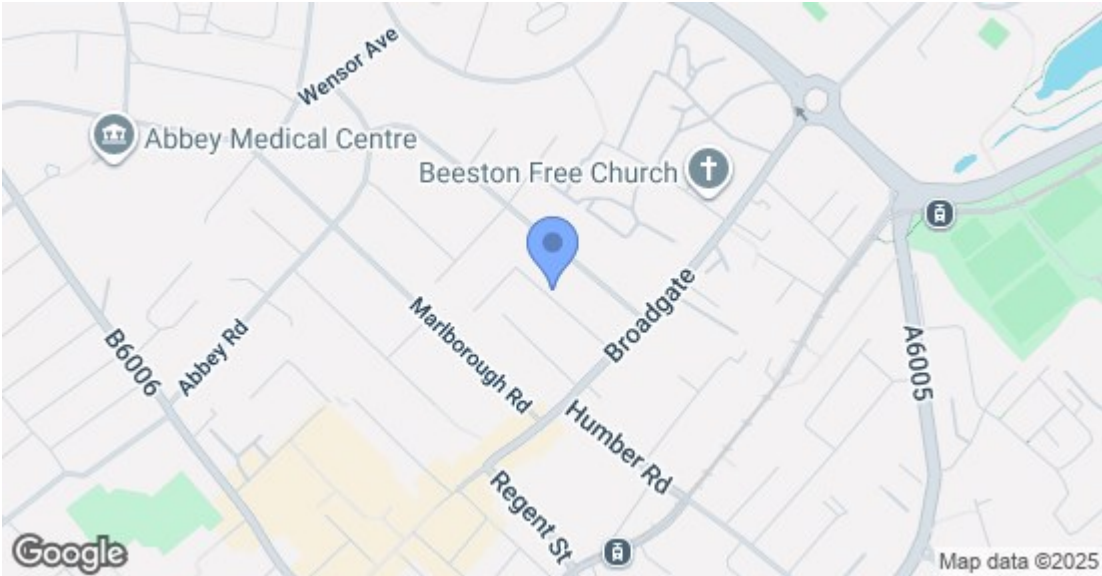
### Disclaimer:



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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Accuracy of use intended. This plan is for illustrative purposes only and should not be used as such for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	
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	
			

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