



Gilbert Lodge,
2 Wilmot Lane, Beeston
NG9 1EB

£270,000 Leasehold



Welcome to Gilbert Lodge, a charming flat located on the serene Wilmont Lane in the desirable area of Beeston. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for retired individuals over 55 looking to downsize.

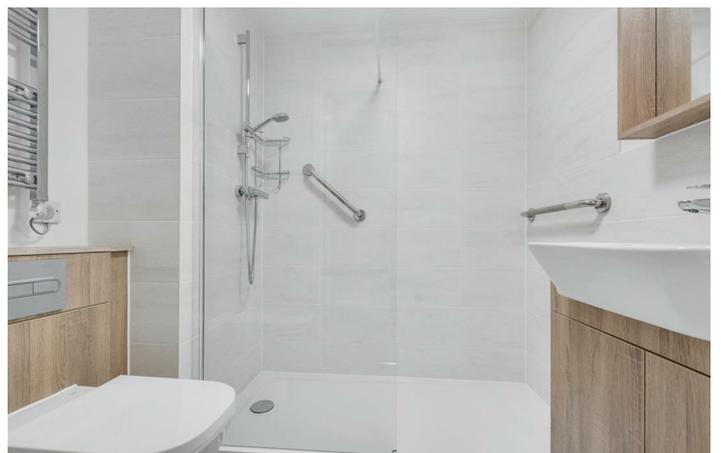
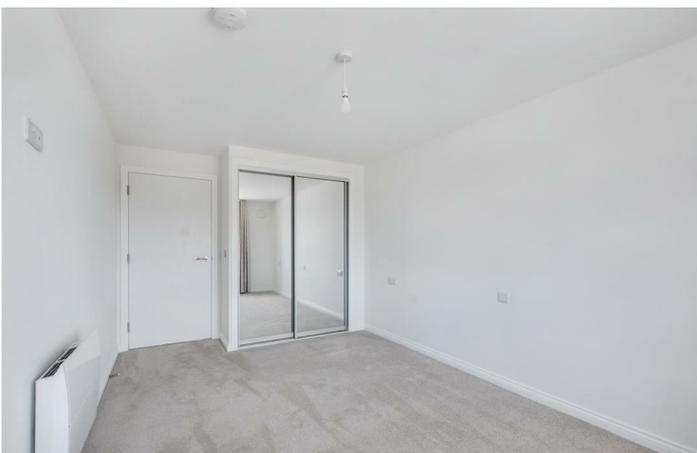
Upon entering the flat, you will find a well-appointed reception room that serves as a welcoming space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere.

The flat features a spacious bedroom, designed to provide a peaceful retreat. This room offers ample space for furnishings and personal touches, ensuring you can create a sanctuary that reflects your style.

The bathroom is thoughtfully designed, providing all the necessary amenities for your daily routines. It combines functionality with a touch of elegance, making it a pleasant space to refresh and rejuvenate.

Gilbert Lodge is ideally situated, offering easy access to local amenities, transport links, and green spaces. Whether you are looking to explore the vibrant community or enjoy a quiet evening at home, this flat provides the perfect base.

In summary, this one-bedroom flat at Gilbert Lodge is a wonderful opportunity for those seeking a comfortable and stylish living space in Beeston.



Communal Areas

Upon entry to the apartment block, you are greeted by an owners lounge with coffee bar, reception desk, stairs, and an elevator to the floors above.

Entrance Hall

A composite front door, two large storage cupboards, a control panel for the main entrance intercom system, and doors to the bathroom, bedroom and lounge diner.

Lounge Diner

18'5" x 10'5" (5.63m x 3.2m)

A carpeted reception room with two electric heaters, UPVC double glazed window with views looking out over the surrounding area, and door to the kitchen.

Kitchen

7'9" x 7'3" (2.37m x 2.23m)

Fitted with a range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven, integrated electric hob with extractor fan over, integrated fridge freezer, plumbing for a washing machine, tiled splashbacks, and extractor fan.

Bedroom

15'8" x 9'3" (4.78m x 2.83m)

A carpeted double bedroom with electric heater, fitted wardrobe and UPVC double glazed window with views looking out over the surrounding area.

Bathroom

6'11" x 5'4" (2.11m x 1.65m)

Incorporating a three-piece suite comprising: large walk-in shower, wash-hand basin inset to vanity unit, WC, tiled splashback, heated towel rail, extractor fan, and a wall mounted mirror.

Outside

Outside you will find well-maintained landscaped communal gardens with patio and lawned areas, and a range of mature plants, and a secure car park with electric gate to the rear.

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: Elevator to all floors

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

Has the Property Flooded?: No

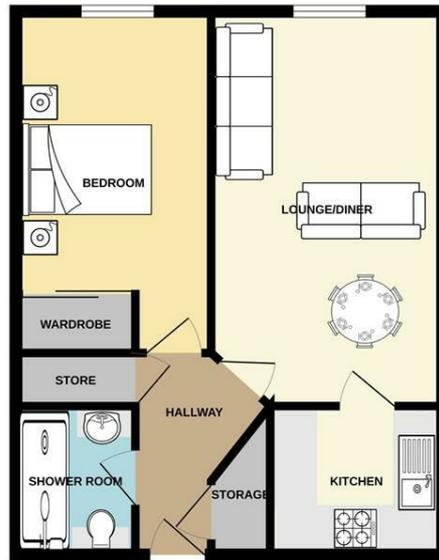
Disclaimer:

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.



Robert Ellis
ESTATE AGENTS

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA - 486 sq.ft. (45.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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 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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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