



Highfield Court,  
Beeston, Nottingham  
NG9 1HN

**£180,000 Leasehold**



Welcome to this charming flat located in the desirable area of Highfield Court, Beeston, Nottingham. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a welcoming home.

Upon entering, you will find a spacious reception room that serves as a versatile space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. Each bedroom is designed to accommodate various furnishings, ensuring that you can create your own personal sanctuary.

The property includes a modern bathroom, thoughtfully designed to meet your daily needs with both style and functionality. The kitchen, while not explicitly mentioned, is typically a key feature in flats of this nature, offering the essential appliances and space for culinary pursuits.

One of the notable advantages of this flat is the availability of parking for one vehicle, a valuable asset in this bustling area. This convenience allows for easy access to your home and the surrounding amenities.

Highfield Court is situated in a vibrant community, with local shops, parks, and public transport links just a stone's throw away. This location provides an excellent balance of urban living while still offering a sense of tranquility.

In summary, this flat in Highfield Court presents a wonderful opportunity for those looking to settle in Beeston. With its inviting reception room, two comfortable bedrooms, and convenient parking, it is a property that truly deserves your attention. Do not miss the chance to make this lovely flat your new home.



### Entrance Hall

A composite entrance door, radiator, built-in cupboard housing the Vaillant combination boiler, doors to the bathroom, two bedrooms, kitchen and lounge diner.

### Lounge Diner

15'11" x 11'9" (4.86m x 3.6m )

A carpeted reception room with radiator, and UPVC double glazed door and window to the garden.

### Kitchen

9'0" x 7'4" (2.75m x 2.26m )

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven and hob, with extractor fan over, integrated fridge and freezer, plumbing for a washing machine, spotlights, UPVC double glazed window to the front, and laminate flooring.

### Bedroom One

11'10" x 9'10" (3.62m x 3m )

A carpeted double bedroom with built-in wardrobes, UPVC double glazed window to the rear and radiator.

### Bedroom Two

8'10" x 7'5" (2.71m x 2.28m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and built-in storage cupboard.

### Bathroom

Incorporating a three-piece suite comprising: corner shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, UPVC double glazed window to the side, and a radiator.

### Outside

To the front of the property you will find a well-maintained garden with a concrete patio and a range of mature plants and shrubs.

### Garage

16'2" x 8'0" (4.93m x 2.46m )

With an electric up and over garage door, 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

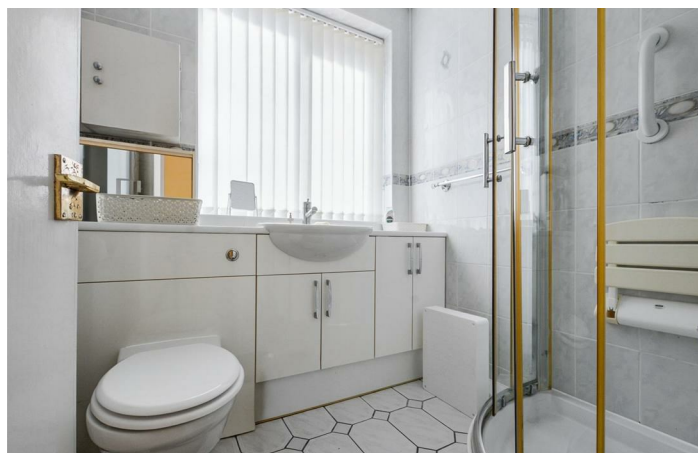
Accessibility/Adaptions: None

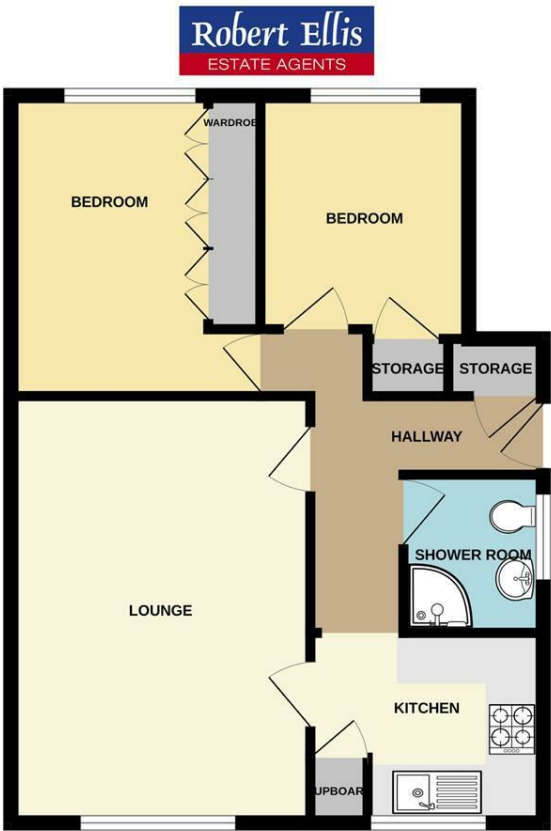
Does the property have spray foam in the loft?: No

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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