



Rushes Close,
Beeston, Nottingham
NG9 2AS

£175,000 Leasehold



A well-presented two bedroom top floor apartment.

Having been recently redecorated throughout this excellent two-double bedroom apartment has been well-maintained by the current vendor and now offers ready to move into accommodation.

In brief the internal accommodation comprises: entrance hall with storage cupboard, open plan kitchen diner, two double bedrooms, and bathroom.

Outside the property is set in communal grounds with a bin store and dedicated parking.

Available to the market with the benefit of chain free vacant possession, this apartment is considered ideal for a first time buyer, those looking to downsize or investor.



A communal hall with intercom system provides access to the development. A panelled door leads to hallway.

Entrance Hallway

With radiator, store cupboard and doors leading into the bathroom, two bedrooms, and kitchen lounge diner.

Kitchen Lounge Diner

22'11" x 11'10" (7.01m x 3.62m)

Fitted wall and base units, work surfaces with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset gas hob with electric oven below and air filter above, integrated dishwasher, washing machine, fridge and freezer, concealed Baxi boiler, tiled flooring, two UPVC double glazed windows and two radiators.

Bedroom One

10'2" x 10'5" (3.10m x 3.18m)

UPVC double glazed window, radiator and mirrored fronted fitted wardrobes.

Bedroom Two

10'4" x 10'4" (3.17m x 3.16m)

UPVC double glazed window, radiator, and fitted wardrobe.

Bathroom

With fitments in white comprising: WC, pedestal wash-hand basin, bath with mains control shower over, part tiled walls, tiled flooring, wall-mounted heated towel rail, UPVC double glazed window and extractor fan.

Outside

The property is situated in landscaped communal well-maintained gardens, a dedicated parking space and bin store.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: TBC

Rights and Easements: None

Planning Permissions/Building Regulations: None

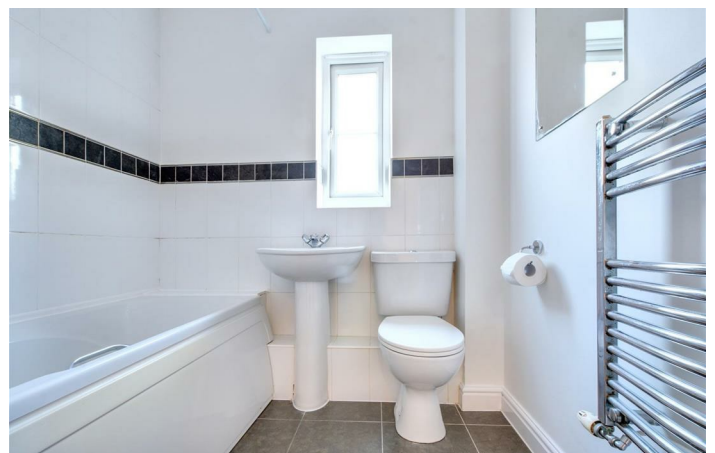
Accessibility/Adaptions: None

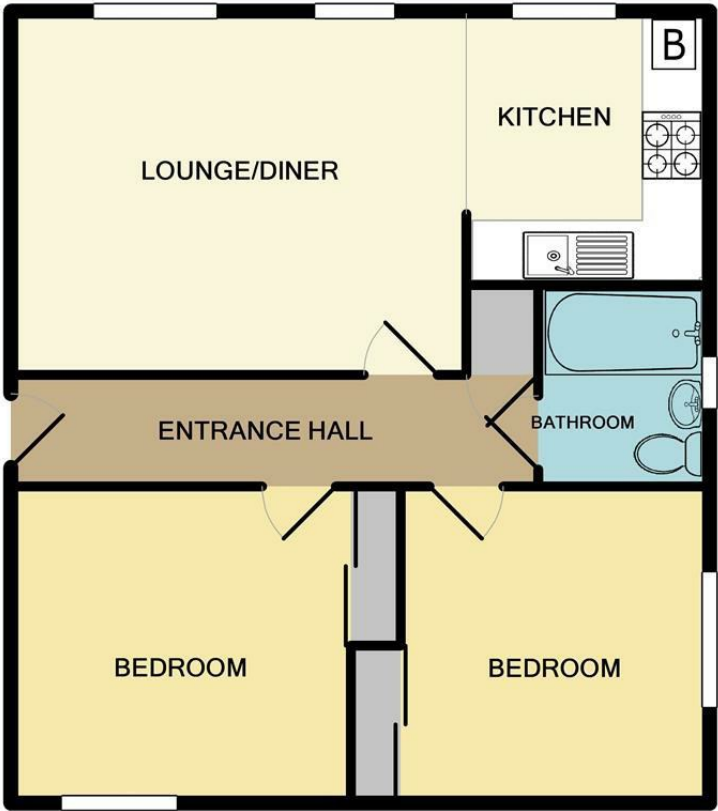
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

Disclaimer:

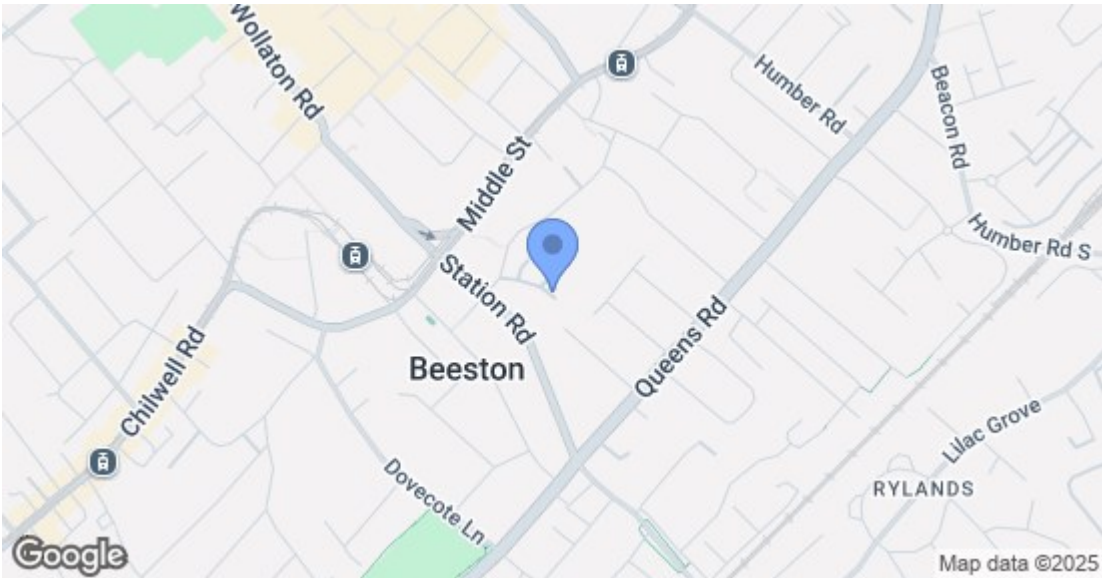
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





34 RUSHES CLOSE, BEESTON
TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems 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		
(69-80) C	79	79
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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