

**Beckett Court
Gedling, Nottingham NG4 4GS**

Asking Price £125,000 Leasehold

A TWO BEDROOM SECOND FLOOR
APARTMENT WITH REAR GARDEN,
GARAGE AND DRIVEWAY. NO UPWARD
CHAIN.



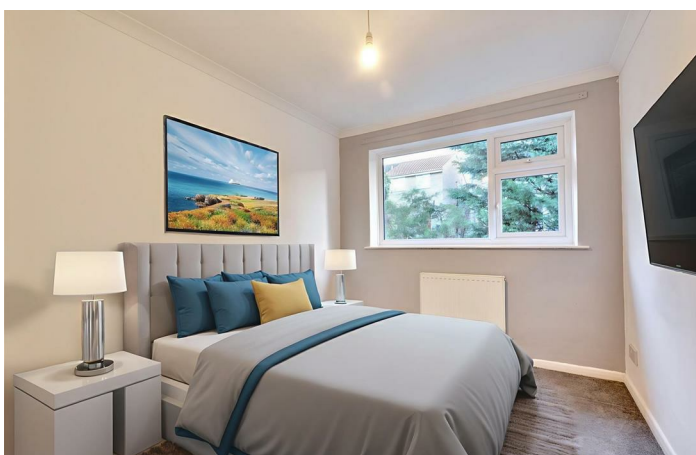
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS WELL PRESENTED AND SPACIOUS TWO BEDROOM SECOND FLOOR FLAT, SITUATED IN A POPULAR AND CONVENIENT LOCATION WITHIN EASY REACH OF MAPPERLEY TOP, LOCAL AMENITIES AND TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

The accommodation is accessed via a welcoming entrance hall which leads into a generous open plan kitchen and living area, creating a bright and sociable space ideal for modern day living. The kitchen is fitted with a range of base and wall units, integrated oven and gas hob, ample worktop space and a breakfast bar, flowing seamlessly into the lounge area, perfect for relaxing or entertaining.

There are two well proportioned double bedrooms making the property suitable for a variety of buyers including first time purchasers, investors or those looking to downsize. The accommodation is completed by a modern three piece bathroom suite.

Externally, the property benefits from a shared balcony, a private enclosed rear garden, off street parking and a garage providing excellent storage and practicality.

An internal viewing is highly recommended to fully appreciate the size, condition and location on offer.



Entrance Hallway

8'7 x 3' approx (2.62m x 0.91m approx)

UPVC double glazed entrance door to the side elevation, laminate floor covering, ceiling light point, loft access hatch, wall mounted radiator, coat hooks, panelled doors leading off to:

Open Plan Lounge Dining Kitchen

29'6 x 8'7 approx (8.99m x 2.62m approx)

This spacious open living dining kitchen benefits from having dual aspect with UPVC double glazed windows to both the front and rear elevations with magnificent views over Gedling, wall mounted radiators, recessed spotlights to the ceiling, coving to the ceiling, laminate floor covering throughout offering living dining and kitchen zones.

To the fitted kitchen area there are a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with modern swan neck mixer tap above, integrated oven, four ring gas hob with stainless steel extractor hood over, tiled splashbacks, wall mounted Worcester Bosch gas central heating combination boiler, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, panelled door leading through to bedroom one.

Bedroom One

8'2 x 10'3 approx (2.49m x 3.12m approx)

UPVC double glazed picture window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom Two

8'9 x 7'11 approx (2.67m x 2.41m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Family Bathroom

5'07 x 8' approx (1.70m x 2.44m approx)

Modern three piece suite comprising P-shaped panelled bath with mains fed shower above incorporating a rain water shower attachment, low level flush WC, vanity wash hand basin with storage cupboards below, wall mounted radiator, airing cupboard providing additional storage

space, UPVC double glazed window to the side elevation, ceiling light point, feature linoleum floor covering.

Outside

To the front of the property there is a driveway providing off the road parking, integral garage with light and power.

To the rear of the property there is a rear garden being laid mainly to lawn, incorporating fencing to the side and rear boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 28mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

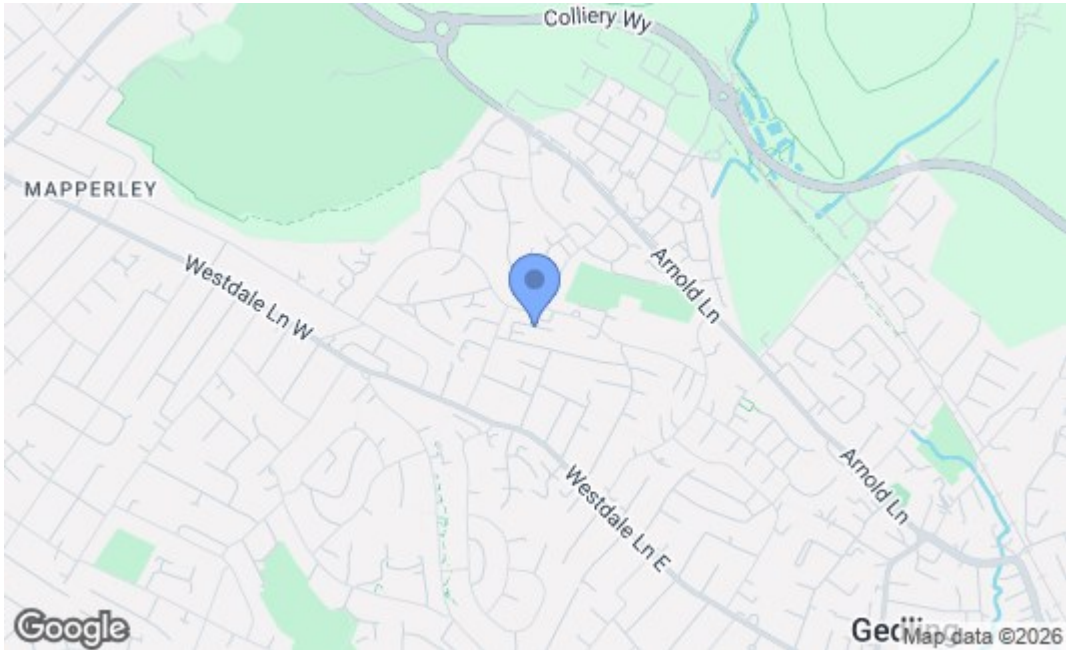
Flood Defences: No



Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		75	77
(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 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			
England & Wales		EU Directive 2002/91/EC	
			

These details 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.