

Nether Street,  
Beeston, Nottingham  
NG9 2AT

**£175,000 Leasehold**



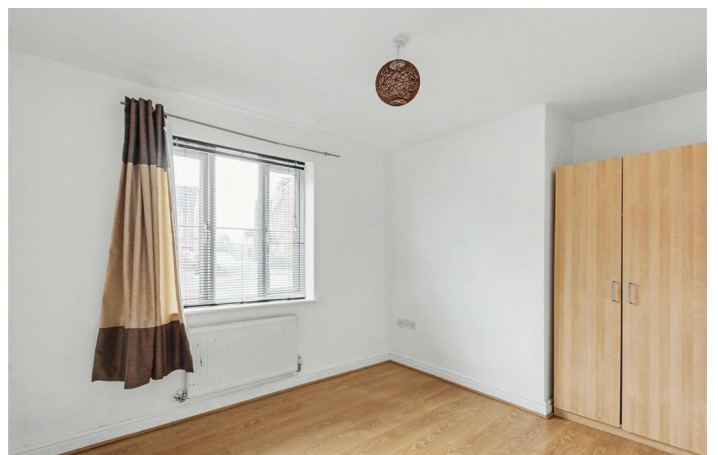


Located on Nether Street, this delightful apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for first time buyers, couples, or individuals seeking a peaceful retreat. The apartment features a spacious reception room, providing an inviting space for relaxation or entertaining guests.

The well-appointed bathroom ensures that your daily routines are both comfortable and efficient. The property also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

Beeston is known for its vibrant community and excellent amenities, including shops, cafes, and parks, all within easy reach. The location also offers convenient transport links, making it an excellent choice for commuters.

This apartment presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. Don't miss the chance to make this charming property your new home.



### Entrance Hall

Entrance door, laminate flooring, radiator, large storage cupboard, and door to the two bedrooms, bathroom and kitchen living diner.

### Kitchen Living Diner

23'0" x 11'10" (7.02m x 3.61m )

With laminate flooring, two radiators, three UPVC double glazed windows to the front, a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob, aluminium splashback and air filter over, fridge, useful kitchen appliance space, and integrated washing machine.

### Bedroom One

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

Laminate flooring, fitted wardrobe, UPVC double glazed window to the rear, and radiator.

### Bedroom Two

10'5" x 10'2" (3.2m x 3.11m )

Laminate flooring, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three-piece suite comprising panelled bath with shower over, pedestal wash-hand basin, WC, tiled flooring and splashbacks, radiator, UPVC double glazed window to the side, and extractor fan.

### Outside

Outside the property benefits from a designated parking space to the rear and access to a locked bicycle storage.

### 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.

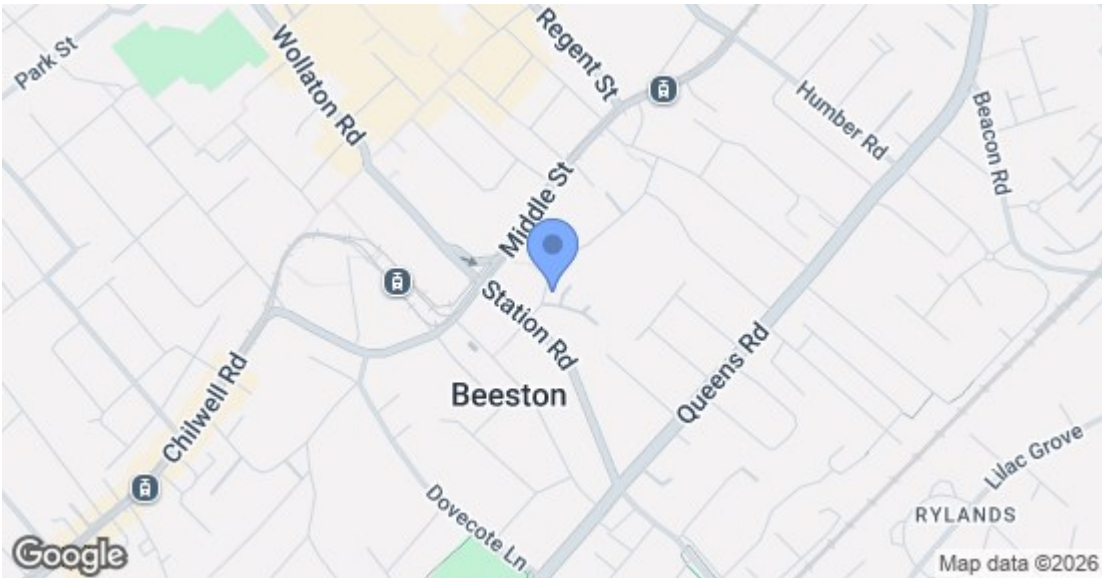




GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq ft. (57.8 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, 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 guidance 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 <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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