



6 Magnus Court, Beeston, Nottingham, NG9 2DR

£795 Per Month

- A Self Contained One Bedroom First Floor Flat
- Garage within the Development
- Sought-After and Central Beeston Location
- A Great Property Well Worthy of Viewing
- Available with Chain Free Vacant Possession
- Ideal For First Time Buyer or Investor
- Well Placed for Excellent Transport Links including the NET Tram.

6 Magnus Court, Nottingham NG9 2DR

ONE BEDROOM FLAT – LOCATED IN THE POPULAR BEESTON AREA

Robert Ellis are pleased to offer this unfurnished one-bedroom first-floor flat in the popular area of Beeston, ideally located close to local amenities and excellent transport links. The property briefly comprises an entrance with stairs leading to a hallway, one double bedroom, a living room, a bathroom and a kitchen.

Available immediately – Accompanied Viewings - Beeston Office

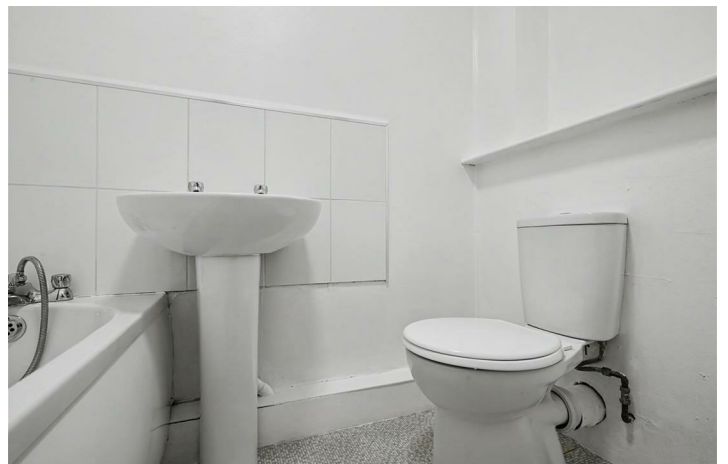
PLEASE NOTE THERE IS NO GARAGE AVAILABLE WITHIN THE LET

Council Tax band – A

EPC - C



Council Tax Band: A



Entrance Hall

A wooden door with glazed panel, stairs off to the first floor landing with radiator, loft-hatch, and storage cupboard.

Kitchen

8'5" x 6'0" plus door recess

A modern kitchen with fitted wall and base units, work surfacing with tiled splashback, inset gas hob with electric oven below, further appliance space, a wall-mounted Vokera boiler, radiator, UPVC double glazed window and pantry cupboard.

Lounge

14'3" x 9'10"

UPVC double glazed window and radiator,

Bedroom

10'3" x 8'7"

UPVC double glazed window radiator and fitted wardrobe.

Bathroom

Fitments in white comprising WC, pedestal wash-hand basin, bath with shower over the taps, part-tiled walls, radiator and extractor fan.

Outside

The property benefits from a garage with to the rear of the building.

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

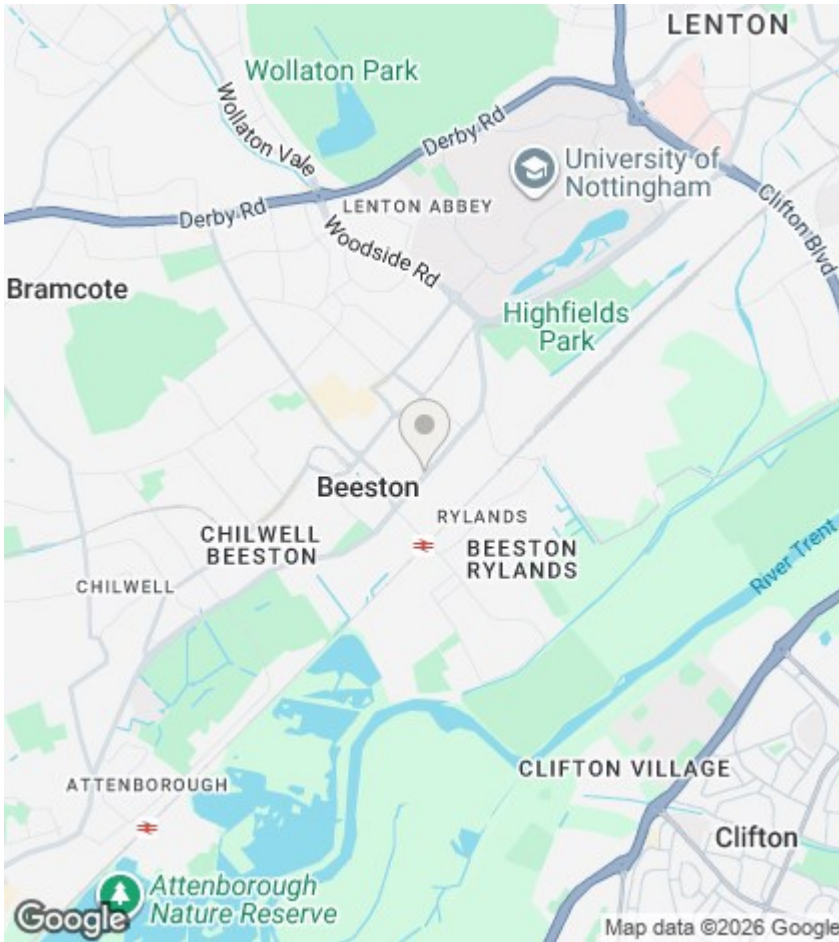
Accessibility/Adaptions: None

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.



Directions

Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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	

