



Nether Street,  
Beeston, Nottingham  
NG9 2BA

**£220,000 Leasehold**



A stylish and modern self contained ground floor two bedroom apartment.

Situated in this striking block of modern apartments, tucked away yet readily convenient for Beeston town centre and train station and a range of other facilities, this excellent property with ready to move into accommodation would suit a first time buyer, those looking to downsize or investors.

In brief the internal accommodation comprises: Entrance hallway, open plan lounge, diner and kitchen, inner hallway, en-suite bedroom, further bedroom and bathroom.

Outside the property has the benefit of a courtyard garden to the front, patio, shrubs and trees and to the rear has a dedicated parking space.

Offered to the market with the benefit of no upward chain this excellent property offers low maintenance living and simply must be viewed to be truly appreciated.



### Entrance Hall

A double glazed entrance door leads to hallway with radiator, tiled flooring and cupboard housing the Alpha boiler.

### Lounge/Diner

14'1" x 12'11" (4.30m x 3.95m)

Laminate flooring, UPVC double glazed patio doors leading to the garden and radiator.

### Kitchen/Diner

15'2" x 9'7" (4.63m x 2.94m)

With a range of modern fitted wall and base units, work surfacing with splashbacks, inset gas hob with extractor above and electric oven below, integrated fridge, integrated washing machine and inset ceiling spotlights.

### Inner Hallway

Radiator, spotlights and storage cupboard.

### Bedroom One

14'1" x 11'8" maximum overall measurements (4.30m x 3.57m maximum overall measurements)

Radiator, fitted wardrobes, UPVC double glazed patio doors leading to the garden.

### En Suite

With modern fittings in white comprising wash hand basin inset to vanity unit, WC, double shower cubicle with mains controlled shower over, part tiled walls, tiled flooring, wall mounted heated towel rail, inset ceiling spotlights and extractor.

### Bedroom Two

14'1" x 10'5" maximum overall measurements (4.31m x 3.18m maximum overall measurements)

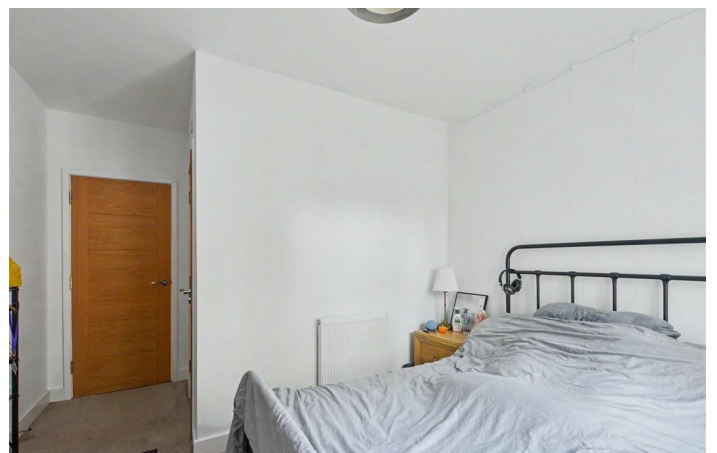
UPVC double glazed window, radiator and fitted wardrobe.

### Bathroom

With a modern suite in white comprising WC, wash hand basin inset to vanity unit, bath with mains controlled shower over, tiled flooring, part tiled walls, extractor fan, wall mounted heated towel rail and inset ceiling spotlights.

### Outside

To the front the property has a walled garden with patio, gravelled area, stocked beds and borders with shrubs and trees. To the rear there is a parking area where this property has a dedicated parking space.

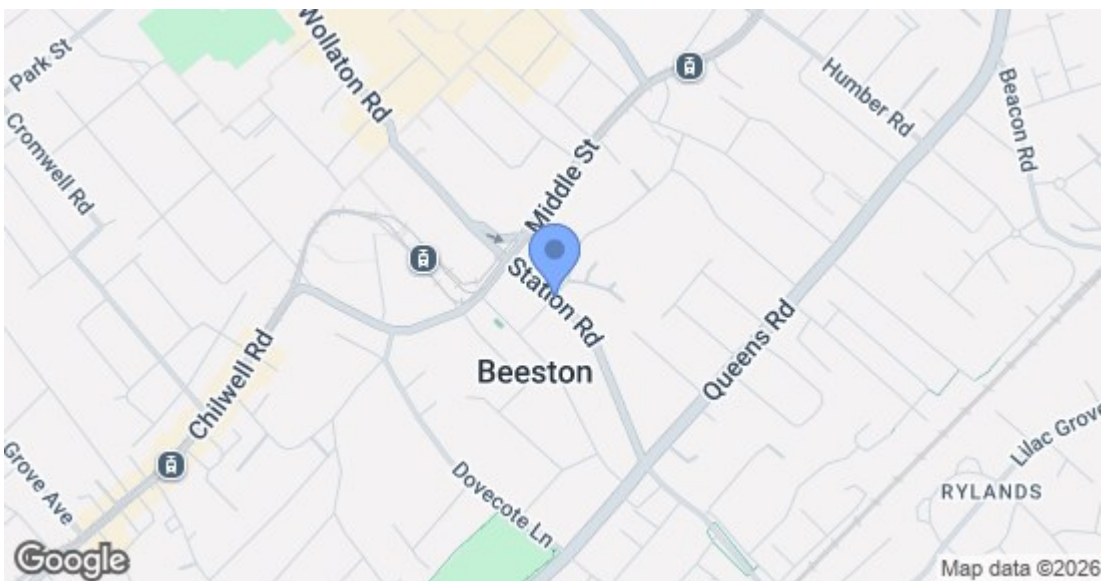




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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