



The Nook, Broadgate Avenue,
Beeston, Nottingham
NG9 2JB

£85,000 Leasehold



A Recently Refurbished, One Bedroom, Ground Floor Apartment within Walking Distance of Beeston High Street.

The property is considered a fantastic opportunity for first time buyers looking to get onto the property ladder or investors looking to add to their portfolio.

Situated in a popular and convenient location within walking distance of Beeston town centre, and an easy commute to both Nottingham University and the Queens Medical Centre, with a variety of other local amenities including shops, supermarkets, restaurants, and public houses within close proximity. The position of the property also offers easy access for both bus and tram transport links and commenting roads such as the A52 and junction 25 of the M1 motorway. In brief, the internal accommodation comprises: Communal Entrance Hall, Entrance hall, living room, kitchen, double bedroom, and bathroom. Outside there is communal parking.

An early internal viewing comes highly recommended.



Communal Entrance

Entrance door through to communal entrance hall.

Entrance Hall

Entrance door through to carpeted entrance hall, storage cupboard and doors leading into the living room, bedroom and bathroom.

Living Room

Carpeted room, with wall mounted electric fireplace and window to the front aspect.

Kitchen

Wall, base and draw units with work surfaces over and inset sink with drainer. Integrated electric oven and hob and space and fittings for freestanding appliances including fridge/freezer and washing machine. Access to the pantry cupboard and window to rear.

Bedroom One

Carpeted room, with electric heater and window to the front aspect.

Bathroom

Three-piece suite to include bath with electric shower above, wash hand basin and WC.

Outside

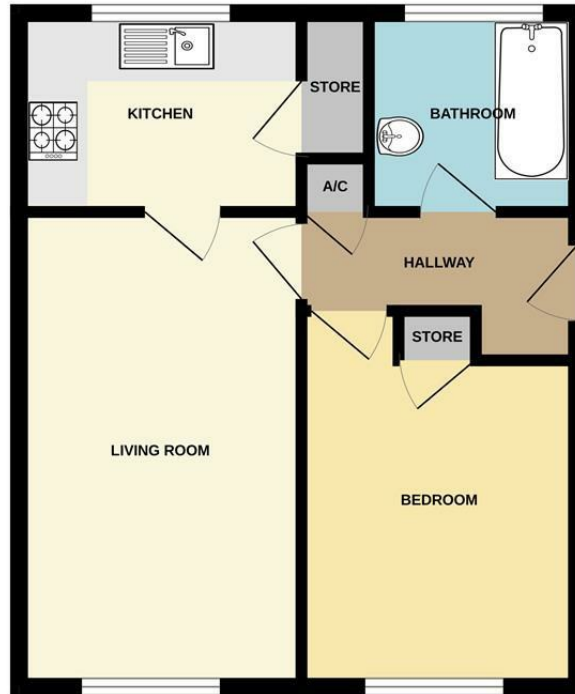
Communal off road parking.

Council Tax Band

Broxtowe Borough Council Band A

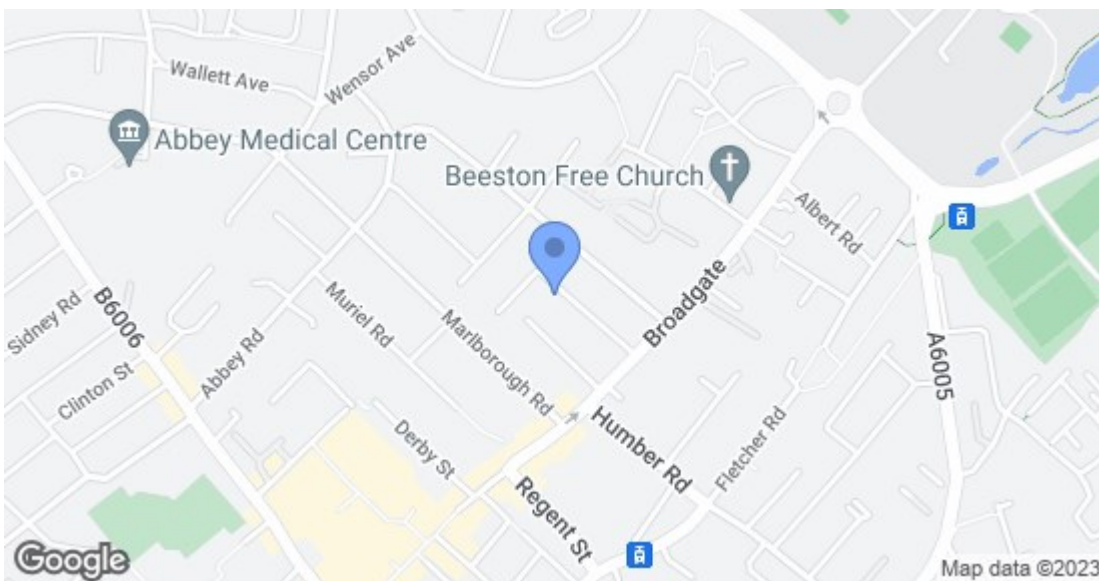


GROUND FLOOR



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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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(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.