



**Pavior Road
Bestwood, Nottingham NG5 5UF**

**A TWO BEDROOM, FIRST FLOOR
APARTMENT IN BESTWOOD,
NOTTINGHAM.**

Guide Price £120,000 Leasehold



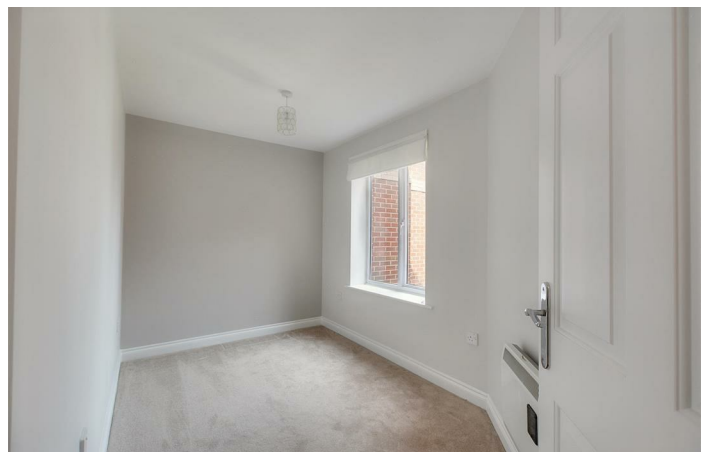
** GUIDE PRICE £120,000 - £130,000 **

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE TWO BEDROOM, FIRST FLOOR APARTMENT situated in BESTWOOD, NOTTINGHAM.

The property is situated on a popular estate which is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. The home is located ideally for families with local schools being within walking distance. Alongside this, the property is ideally located near City hospital.

Upon entry, you are welcomed into the hallway which allows access to the lounge, with adaptable office/ family room. This is an extra space which is a unique addition for this complex. The hall also allows access to the kitchen diner, first double bedroom with shower room en suite, second bedroom and family bathroom featuring a three piece suite.

The property also benefits from the use of an allocated parking space- It is ideal for first time buyers or investors! Contact the office now to arrange your viewing!



Entrance Hallway

15'4" x 4'2" approx (4.69 x 1.28 approx)

Front entrance door leading into Entrance Hallway. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Intercom system. Burglar alarm. Internal doors leading into Living Room, Kitchen Diner, Bedroom 1, 2, Family Bathroom, Built-in Storage Cupboard housing electrical consumer unit (0.60 x 1.20m approx) and Airing Cupboard (0.74 x 0.85 m. approx)

Living Room

15'1" x 11'5" approx (4.62 x 3.50 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted electric heater. Recessed spotlights to the ceiling. Archway open through to Family Room / Office

Family Room / Office

14'11" x 7'0" approx (4.55 x 2.14 approx)

3 x UPVC double glazed windows. Carpeted flooring. Wall mounted electric heater. Ceiling light point

Kitchen Diner

14'3" x 10'9" approx (4.35 x 3.28 approx)

UPVC double glazed window. Vinyl flooring. Wall mounted electric heater. Ceiling light point. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel sink with swan neck dual heat tap above. Integrated oven. 4 ring hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Ample space for dining table

Bedroom 1

10'9" x 9'4" approx (3.28 x 2.85 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Internal door leading into En-Suite Shower Room

En-Suite Shower Room

4'3" x 6'2" approx (1.31 x 1.90 approx)

Vinyl flooring. Tiled splashbacks. Ceiling light point. Modern 3 piece suite comprising of a walk-in double shower enclosure with mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC. Shaver point.

Bedroom 2

8'7" x 6'11" approx (2.62 x 2.11 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted electric heater. Ceiling light point

Family Bathroom

5'6" x 6'1" approx (1.69 x 1.86 approx)

UPVC double glazed window. Vinyl flooring. Tiled splashbacks. Recessed spotlights to the ceiling. 3 piece suite comprising of a panel bath with dual heat tap and handheld shower head, pedestal wash hand basin with dual heat tap and a low level WC. Shaver point

Council Tax

Local Authority Nottingham

Council Tax band A

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electricity

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

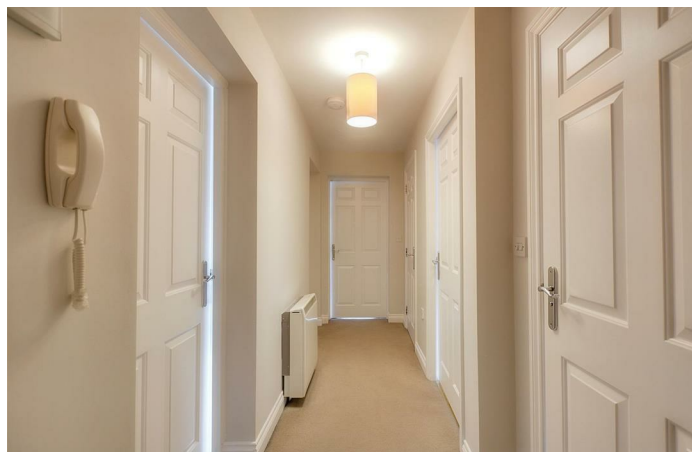
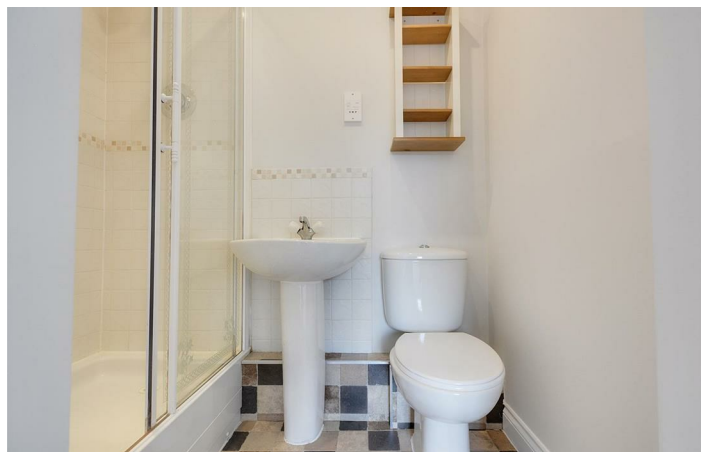
Flood Risk – No flooding in the past 5 years

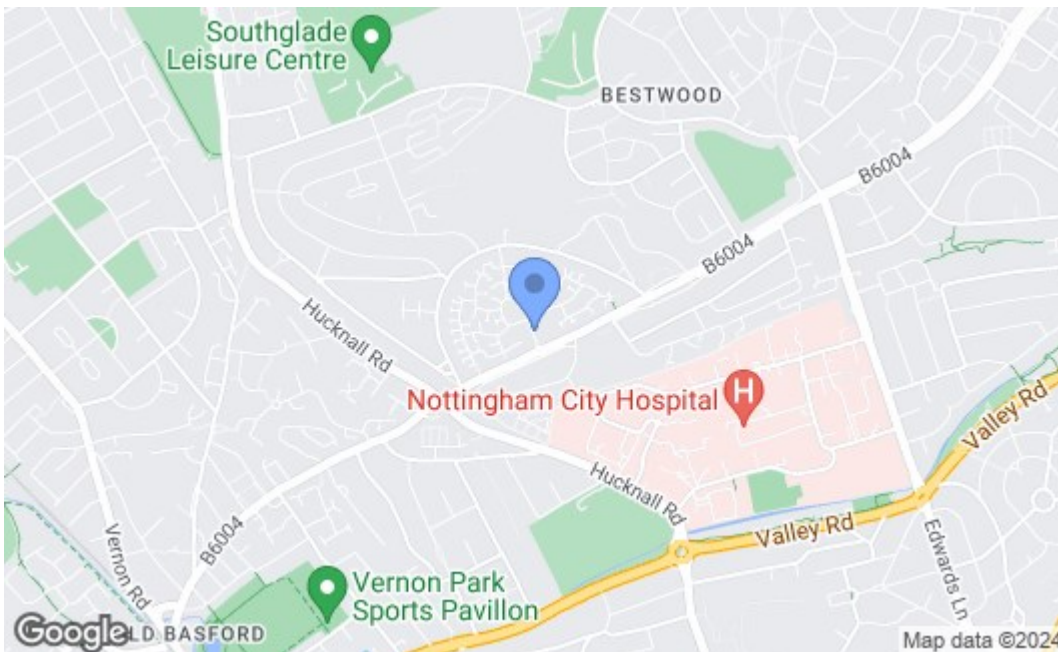
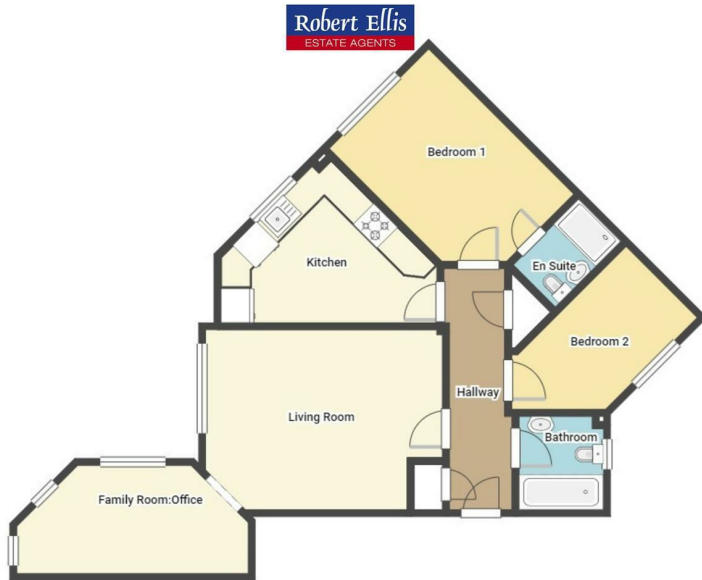
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(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 (CO₂) Rating			
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.