



Magnus Court,  
Beeston, Nottingham  
NG9 2DR

**£165,000 Leasehold**



A well-positioned two-bedroom, first floor apartment.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; Entrance Hall, Living/Dining Room, Kitchen, Two Double bedrooms, and Bathroom.

The apartment also has the advantage of a garage and small outdoor space with mature shrubs.

With the benefit of gas central heating and UPVC double glazed throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door to the carpeted entrance with stairs to the first floor.

### Living/Dining Room

17'10" x 9'11" (5.44 x 3.04)

Wood effect laminate flooring, with radiator and UPVC double glazed window with further secondary glazing to the front aspect.

### Kitchen

11'3" x 6'0" (3.44 x 1.85)

A range of wall and base units with work surfacing over and tiled splashbacks and sink with mixer tap, freestanding appliances to include electric oven, washing machine, fridge and freezer. Access to the pantry housing the boiler and UPVC double glazed window to the front aspect.

### Hallway

Carpeted hallway with access to the loft hatch, cupboard housing the water tank and UPVC double glazed window with further secondary glazing the side aspect. .

### Bedroom One

12'0" x 9'11" (3.67 x 3.03)

Wood effect laminate flooring, with radiator and UPVC double glazed window with secondary glazing to the rear aspect.

### Bedroom Two

9'4" x 8'11" (2.86m x 2.72m )

Wood effect laminate flooring, with radiator and UPVC double glazed window with secondary glazing to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower and glass shower screen, part tiled walls, radiator and UPVC double glazed window with further secondary glazing to the side aspect.

### Outside

To the front of the property has a walled frontage with a paved footpath to the front door, and a strip of flower bedding along the side of the property and an allocated garage directly behind the flat.

### 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: Pathway is shared

Accessibility/Adaptions: None

Planning Permissions/Building Regulations: None

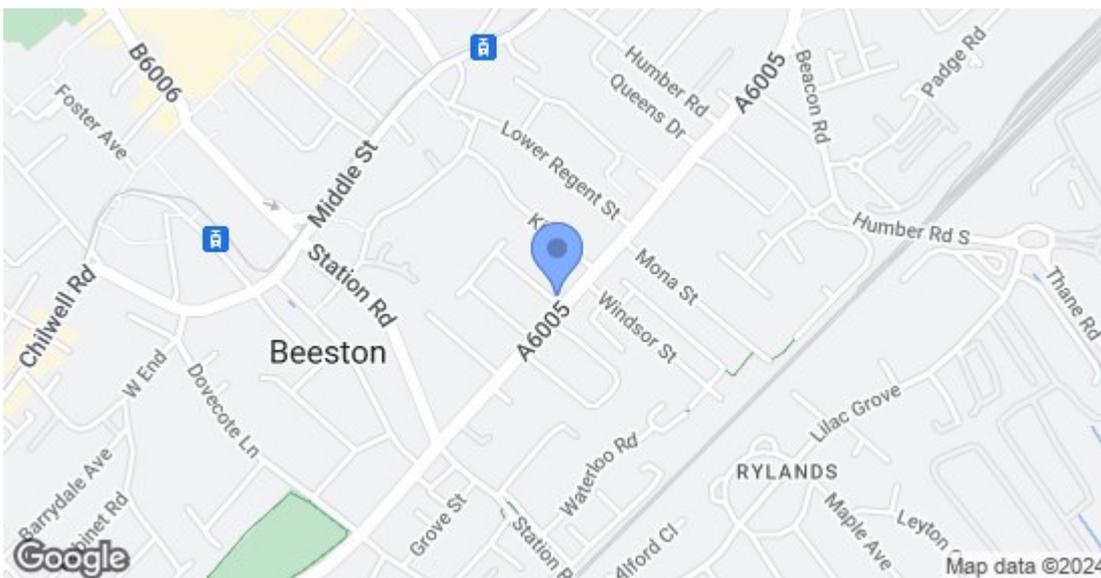
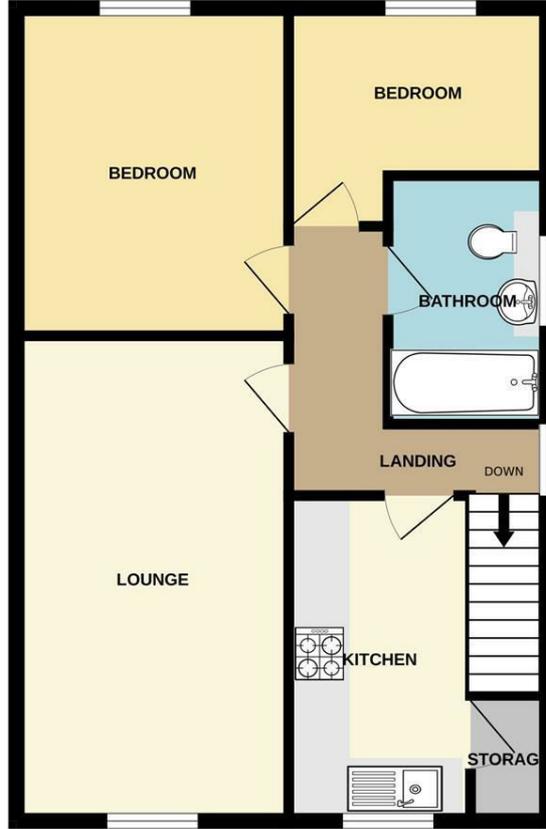
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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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