



Pavior Road
Bestwood, Nottingham NG5 5UF

£125,000 Leasehold

AN IMMACULATE TWO BEDROOM, FIRST FLOOR APARTMENT SITUATED IN BESTWOOD, NOTTINGHAM.



** GUIDE PRICE £125,000 - £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. 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/dining area. This is an extra space which is a unique addition for this complex. The hall also allows access to the kitchen, first double bedroom with en suite shower room, second bedroom and family bathroom featuring a three piece suite.

The property also benefits from the use of an allocated parking space and communal gardens.

Do not miss out on this opportunity, call our Arnold Branch today!



Entrance Hallway

Entrance door leading into the Entrance Hallway. Laminate flooring. Wall mounted electric heater. Intercom system. Recessed spotlights to the ceiling. Built-in storage cupboard housing boiler unit. Internal doors leading into the Living Room, Kitchen, Bedroom 1, Bedroom 2 and Bathroom

Living Room

11'5" x 15'1" approx (3.50 x 4.61 approx)
UPVC double glazed window. Laminate flooring. Wall mounted electric heater. Recessed spotlights to the ceiling. TV point. Archway open through to the Dining Room

Dining Room

6'11" x 14'11" approx (2.11 x 4.56 approx)
3 x UPVC double glazed windows. Laminate flooring. Wall mounted storage heater. Ceiling light point

Kitchen

11'8" x 10'9" approx (3.56 x 3.29 approx)
UPVC double glazed window. Tiled flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Integrated electric oven. 4 ring induction hob with extractor unit above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher

Bedroom 1

9'4" x 13'5" approx (2.86 x 4.11 approx)
UPVC double glazed window. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Internal door leading into the En-Suite Shower Room

En-Suite Shower Room

Tiled flooring. Tiled splashbacks. Recessed spotlights to the ceiling. 3 piece suite comprising of a walk-in shower enclosure with mains-fed shower above, hand wash basin with hot and cold taps and a low level WC

Bedroom 2

6'11" x 13'0" approx (2.12 x 3.98 approx)
UPVC double glazed window. Carpeted flooring. Wall mounted electric heater. Ceiling light point

Bathroom

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

Outside of Property

Communal gardens to the front of the property. Allocated parking space and bin store situated to the rear.

Agents Notes: Lease Information

The property currently has a long lease of 134 years remaining

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

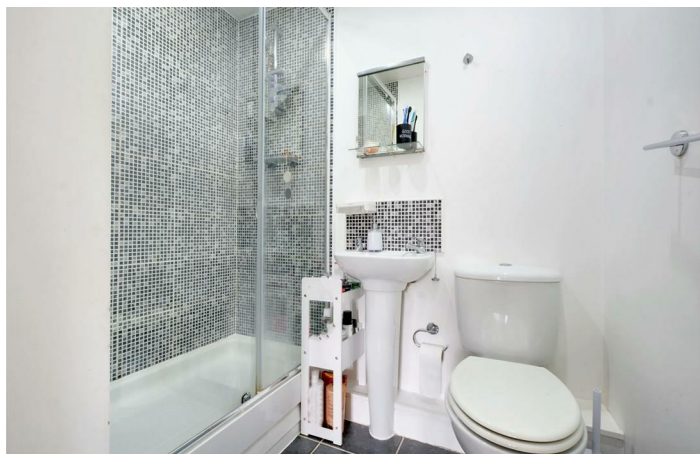
Flood Risk: No flooding in the past 5 years

Flood Defences: No

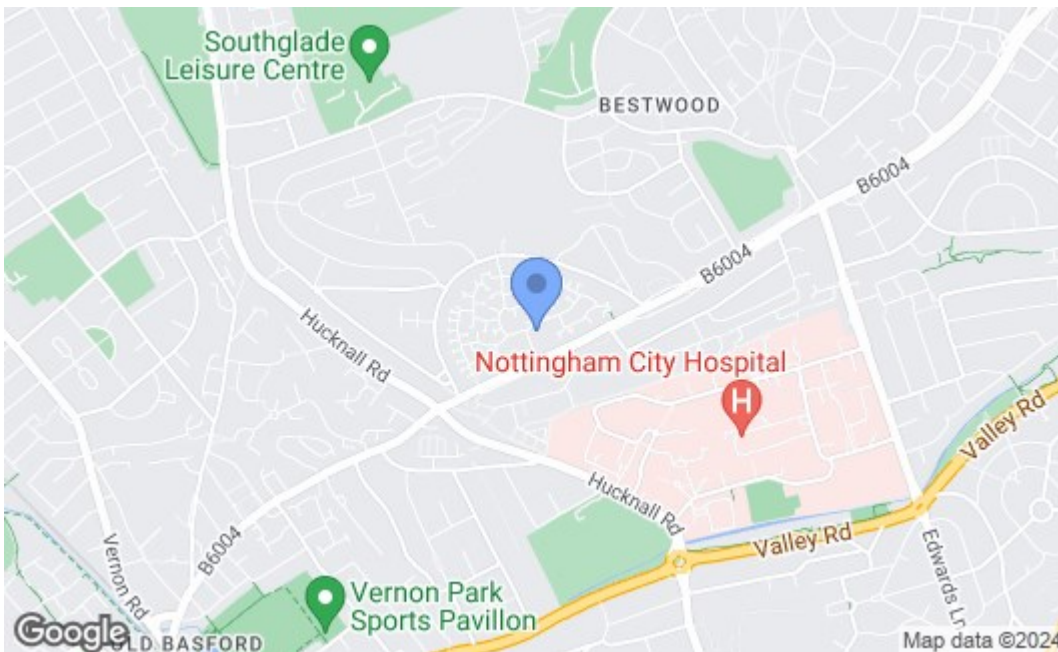
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	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 (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.