Robert Ellis

look no further...

Magnus Court,
Beeston, Nottingham
NG9 2DR

£140,000 Leasehold

0115 922 0888

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A recently renovated two-bedroom ground floor flat.

Having been completely renovated to a good standard by the current vendors including re-wiring, new kitchen, bathroom, complete decoration and a new flooring throughout, this excellent flat with a stylish and contemporary feel offers ready to move into accommodation, ideal for an investor, first time buyer or those looking to downsize.

In brief the internal accommodation comprises entrance hall with storage cupboards, kitchen, living diner, two bedrooms and shower room. The property also benefits from Cat 6 internet cabling.

Outside the property has the benefit of communal parking, garage and communal gardens to front and rear.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after and central Beeston location, ideally placed for the train station and tram stop, as well as a variety of other facilities, this excellent property is well worthy of viewing.

Entrance Hall
UPVC double glazed entrance door, radiator and two store cupboards.

Lounge Diner
17'9" x 9'11" (5.42m x 3.04m)
Two radiators, UPVC double glazed window.

Kitchen
8'8" x 6'0" plus door recess (2.65m x 1.84m plus door recess)
Fitted wall and base units, work surfacing tiled splashback, inset electric hob with air filter above, inset electric oven and grill, plumbing for a washing machine, further appliance space, wall-mounted Ideal boiler, UPVC double glazed window and radiator.

Bedroom One
11'11" x 9'11" (3.65m x 3.03m)
UPVC double glazed window and radiator.

Bedroom Two
8'6" x 6'0" (2.60m x 1.84m)
UPVC double glazed window, radiator and storage cupboard.

Shower Room
With modern fitments in white comprising WC, wash-hand basin inset into vanity unit, large shower cubicle with mains controlled over head shower and further shower handset, part tiled walls, radiator and UPVC double glazed window.

Outside
To the front the property has a low-maintenance garden with gravel and shrubs, to the rear the property has block paving, established borders. It is understood that these gardens are communal between number 7 and number 8. The property also benefits from communal parking and garage.

Garage
16'9" x 8'2" (5.12m x 2.50m)
Up and over door to the front, light and power.

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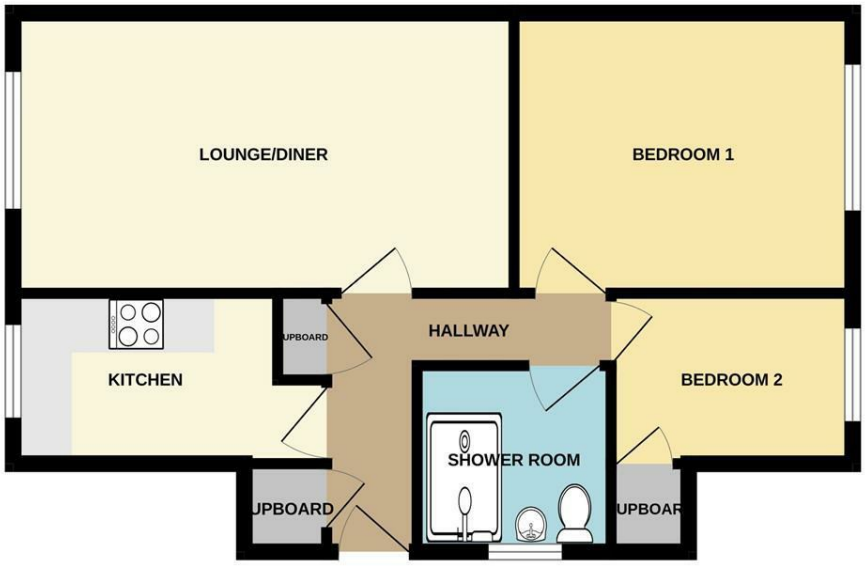
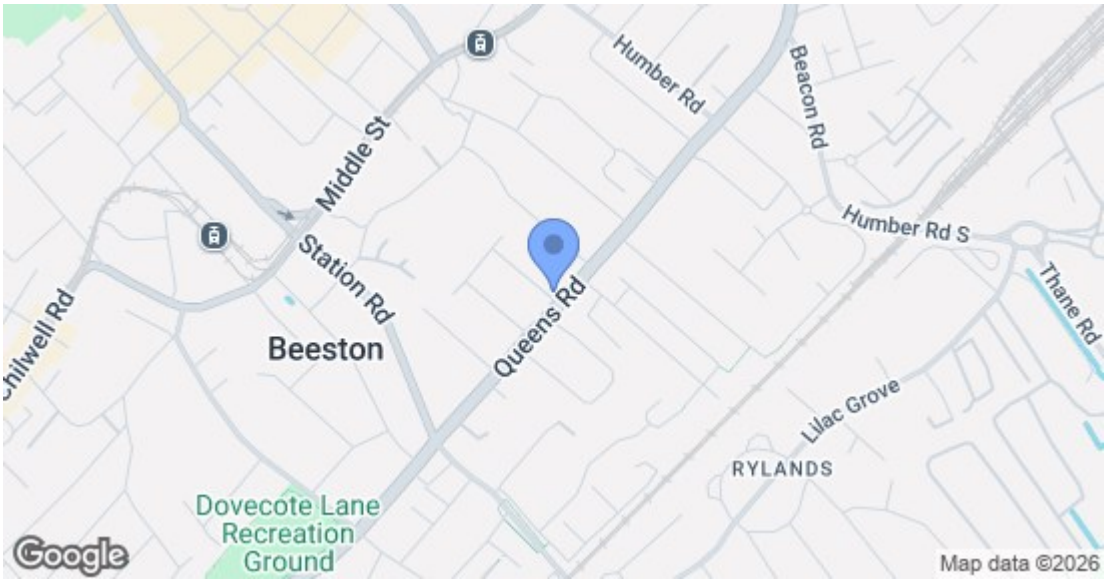
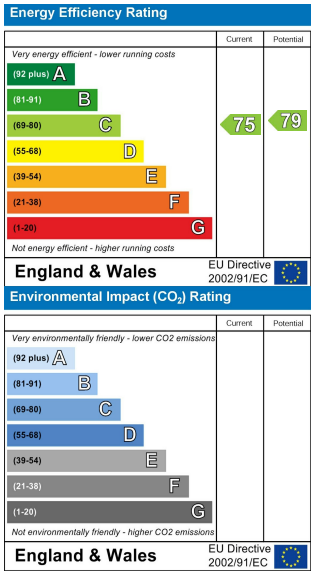
ESTATE AGENTS

GROUND FLOOR







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.

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