



DavidJames
the estate agent

Chiltern Way, Bestwood Park, Nottingham, NG5 5NP

Guide Price £105,000

About This Property

We are delighted to offer to the market this first floor maisonette which would make an ideal choice for first-time buyers or those looking to downsize. You'll find yourself within easy reach of local shops and frequent bus services to the City Centre whilst Nottingham City Hospital sits just a short distance away, making it perfect for healthcare professionals.

Upon entering, you are greeted by an initial entrance hall featuring a useful storage cupboard. The bright and spacious lounge is a highlight, with a feature balcony that provides delightful views over Sandy Banks Local Nature Reserve.

The fitted kitchen is equipped with a range of units and offers space for a freestanding cooker, washing machine and an under-counter fridge. It also houses the annually maintained Baxi boiler which serves the central heating system throughout.

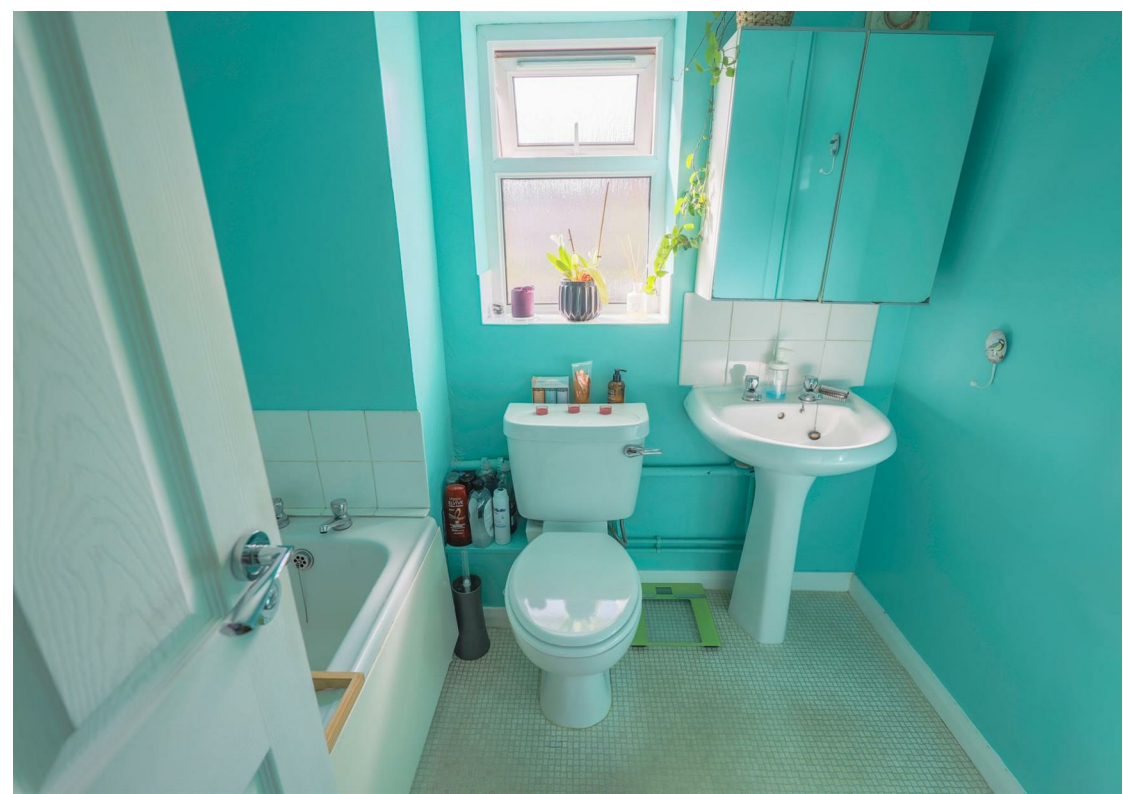
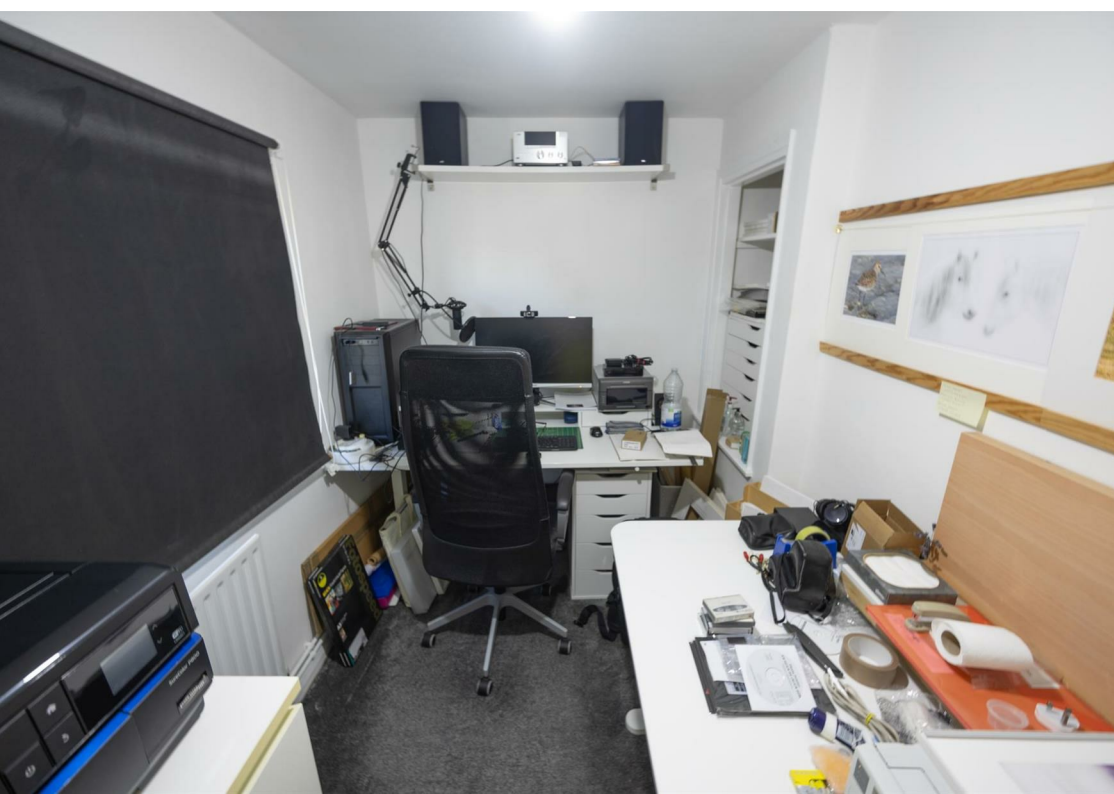
The property boasts two good-sized bedrooms, both of which benefit from handy in-built storage areas over the stairs, with both rooms being complemented by the bathroom which has a three-piece suite.

Additional storage space is available in the loft, which features a fitted ladder, lighting and boarding, offering significant storage capacity.

Externally, the property features a communal lawned front garden as well as a shared rear yard which includes a lock-up outbuilding, providing secure storage for your outdoor equipment or additional belongings.



- First floor maisonette
- Within easy reach of local shops and frequent bus services
- A short walk from Nottingham City Hospital
- Ideal for a first-time buyer or those looking to downsize
- Bright and spacious lounge
- Balcony providing views of Sandy Banks Local Nature Reserve
- Fitted kitchen with space for freestanding appliances
- Two bedrooms
- Bathroom with a three-piece suite
- Communal grounds which incorporate a lock-up storage outbuilding





Floor 0



Floor 2



Floor 3



Approximate total area⁽¹⁾

94.36 m²
1015.68 ft²

Reduced headroom

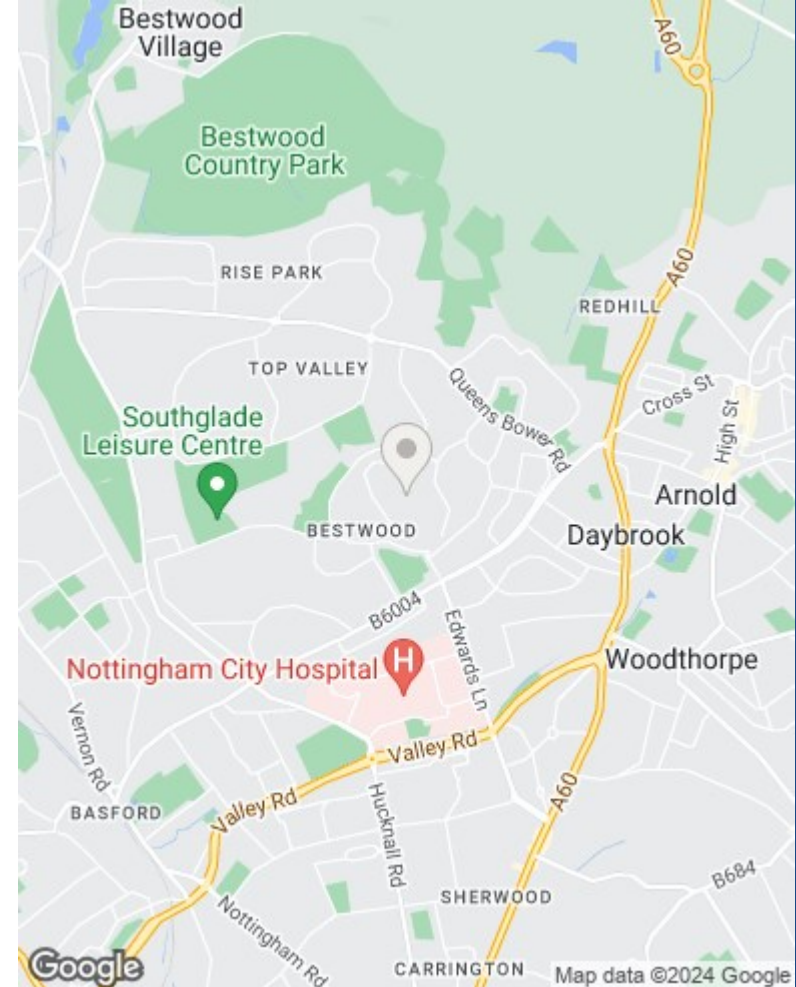
18.58 m²
199.99 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: A
Nottingham City Council
Leasehold

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