



Wyton Close  
Bestwood, Nottingham NG5 5GW

A TWO-BEDROOM THIRD-FLOOR FLAT  
SITUATED IN BESTWOOD, NOTTINGHAM

**Offers Over £90,000 Leasehold**



Robert Ellis Estate Agents are delighted to offer to the market this spacious two double-bedroom apartment ideal for first-time buyers and buy-to-let investors.

In brief, the apartment is situated on the third floor and benefits from an entrance hall, two bedrooms, and a bright and spacious kitchen diner with a lounge area all serviced by a family bathroom with a four-piece suite.

The apartment has allocated parking with communal gardens.

The property is close to the City Hospital, local transport links, schools, and shops making it perfect for non-drivers.

An early viewing of this property is highly recommended to appreciate the accommodation on offer. To arrange your viewing please call Arnold Sales on 0115 648 5485



### Entrance Hallway

Composite door leading into Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light points. Loft access hatch. Panelled doors leading into Open Plan Living Room / Kitchen, Bedroom 1, 2 and Bathroom

### Living Room

17'8 x 15'05 approx (5.38m x 4.70m approx)  
UPVC double glazed picture window to the front elevation. Carpeted flooring. Ceiling light points. Open through to Kitchen

### Kitchen

9'04 x 12' approx (2.84m x 3.66m approx)  
UPVC double glazed window to the rear elevation. Laminate flooring. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces above. 1.5 bowl ceramic sink and drainer unit with swan neck dual heat tap. Space and point for a freestanding electric cooker with extractor unit above. Extractor fan. Space and plumbing for an automatic washing machine. Space and point for freestanding tumble dryer. Space and point for freestanding fridge freezer. Wall mounted gas central heating combination boiler.

### Bedroom 1

10' x 13'10 approx (3.05m x 4.22m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Bedroom 2

10'09 x 10'02 approx (3.28m x 3.10m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Bathroom

UPVC double glazed window to the rear elevation. Tiled flooring. Splash backs panels. Wall mounted chrome towel radiator. Ceiling light point. White 4 piece suite comprising of a walk-in quadrant shower enclosure, panel bath with dual heat tap, pedestal wash hand basin with dual heat tap and a low flush WC. Extractor unit

### Outside of Property

Communal Gardens & Allocated Parking

### Council Tax

Local Authority Nottingham

Council Tax band A

### Agents Note

Lease details: 125 Years from 29/9/1982

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

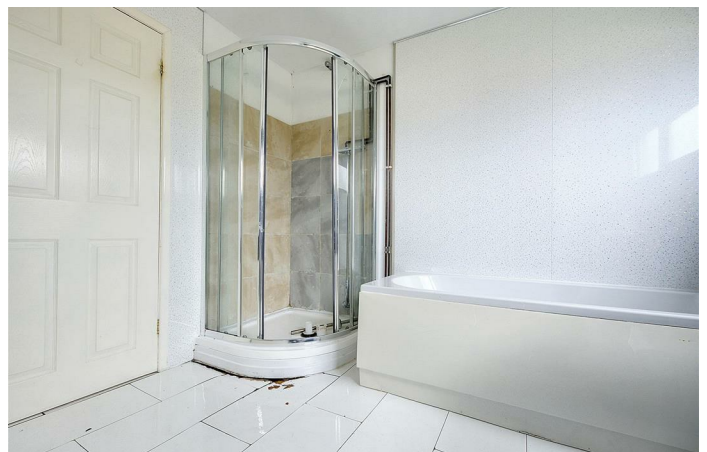
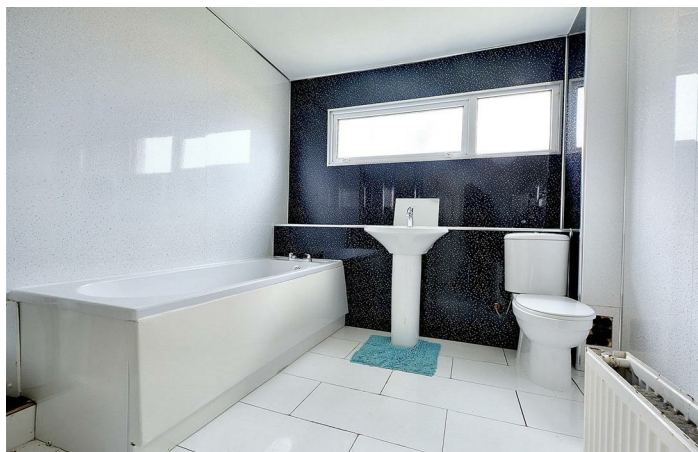
Flood Risk – Surface Water : High

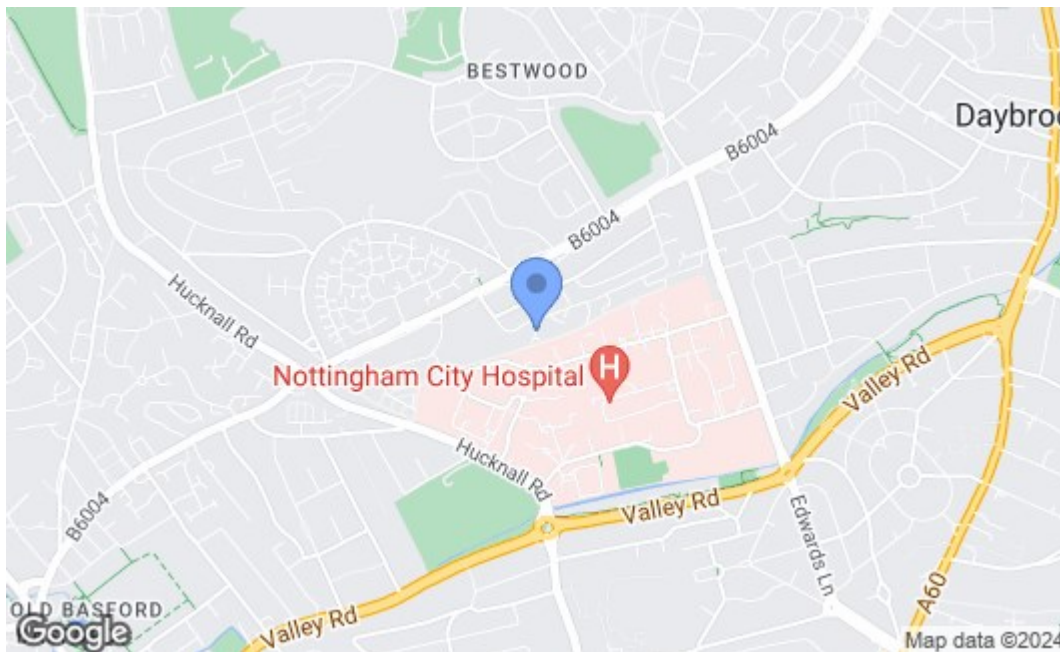
Flood Defences – No

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			
(69-80) C		69	72
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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	

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.