

# HoldenCopley

PREPARE TO BE MOVED

Wyton Close, Bestwood, Nottinghamshire NG5 5GX

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£725 PCM

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## APARTMENT LIVING...

This well-presented one bedroom ground floor apartment in Bestwood offers an ideal residence for couples or working professionals. The property features modern neutral decor throughout, providing a stylish living space. Ample in-built storage adds to the appeal, catering to practical needs. Situated in the popular Bestwood location, the apartment is conveniently close to various shops, eateries, and transportation links to the City Centre. Internally, the apartment comprises an inviting entrance hall leading to a newly modern fitted kitchen, seamlessly open-plan to a spacious living area. The property includes one double bedroom serviced by a three-piece shower suite, ensuring both comfort and convenience. Externally, residents can enjoy communal gardens, providing a pleasant outdoor space. Additionally, there is availability for on-street parking, enhancing practicality. Overall, this ground floor apartment combines modern aesthetics with functional design, offering an attractive and well-connected living environment in the popular Bestwood location.

AVAILABLE NOW!





- Ground Floor Apartment
- One Double Bedroom
- Open-Plan Living Areas
- New Kitchen & Bathroom
- Recently Re decorated Throughout
- Three-Piece Bathroom Suite
- In-Built Storage Available
- On Street Parking Available
- Popular Location
- 360 Virtual Tour





## ACCOMMODATION

### Entrance Hall

4'1" x 7'11" (max) (1.26m x 2.43m (max))

The entrance hall has carpeted flooring, an in-built storage cupboard, radiator, wall mounted intercom and a single composite door to providing access into the accommodation

### Lounge/Diner

20'0" x 10'0" (max) (6.10m x 3.05m (max))

The lounge/diner has carpeted flooring, coving to ceiling, two radiator, UPVC double-glazed windows to the side elevations and has open access to the kitchen

### Kitchen

8'7" x 6'10" (2.63m x 2.09m)

The kitchen has a range of fitted base and wall units with fitted worksurfaces, partially tiled walls, a stainless steel sink with a drainer and taps, space and plumbing for a washing machine, space for a fridge/freezer, freestanding cooker and a UPVC double-glazed window to the side elevation

### Bedroom

9'10" x 13'7" (max) (3.00m x 4.16m (max))

The bedroom has carpeted flooring, a double wardrobe with mirrored sliding doors, radiator and UPVC double-glazed window to the side elevation

### Bathroom

5'6" x 7'10" (max) (1.68m x 2.41m (max))

The bathroom has a low-level concealed dual flush W/C, a vanity-style wash basin with a storage unit and a mixer tap, walk-in shower enclosure with a mains-fed over-head shower head fixture, fitted shelves, wood-effect laminate flooring, radiator and a UPVC double-glazed obscure window to the side elevation

## OUTSIDE

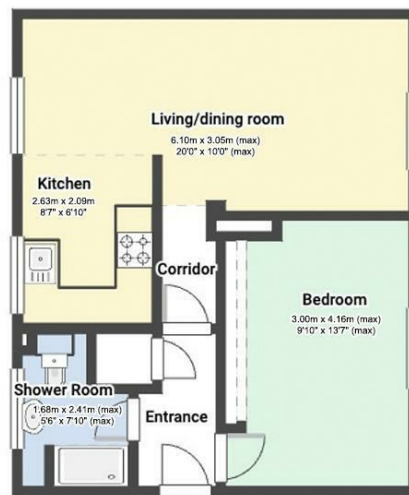
Outside there is access to communal gardens and availability for on street parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	70
(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 <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			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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