



Hassocks Close,  
Beeston, Nottingham  
NG9 2GH

**£160,000 Leasehold**





A ground floor two bedroom apartment with allocated parking space and no upward chain.

Situated in Beeston you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. Hassocks close is also a short journey away from the Queens Medical Centre and Nottingham University.

The apartment would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, this could include first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, open plan living, dining and kitchen space, two double bedrooms, main bedroom with en-suite and bathroom.

Outside the property is a gated entrance with an allocated parking space and communal green.

With the benefit of UPVC double glazing throughout and gas central heating this property is well worthy of an early internal viewing.



### Entrance

Secure entrance door to the building, with access to the ground floor apartment.

### Entrance Hall

Door through to a carpeted entrance hall, with radiator and storage cupboard housing the water tank.

### Open Plan Living, Dining & Kitchen Area

18'5" x 18'4" (5.63 x 5.59)

#### Living and Dining Area

Carpeted flooring, with radiator and UPVC double glazed French doors out to the communal garden.

### Kitchen Area

A range of wall and base units with work surfacing over and breakfast bar to separate the room, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, dishwasher and washing machine, wall mounted boiler, and UPVC double glazed window.

### Bedroom One

10'1" x 11'4" (3.09 x 3.47 )

A carpeted double bedroom, with radiator and UPVC double glazed window to the side aspect.

### En-suite

Three piece suite incorporating a walk in mains powered shower, wash hand basin and low flush WC, part tiled walls and heated towel rail.

### Bedroom Two

8'0" x 10'4" (2.46 x 3.17)

A carpeted double bedroom, with radiator and UPVC double glazed window to the side aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, part tiled walls, radiator, and extractor fan.

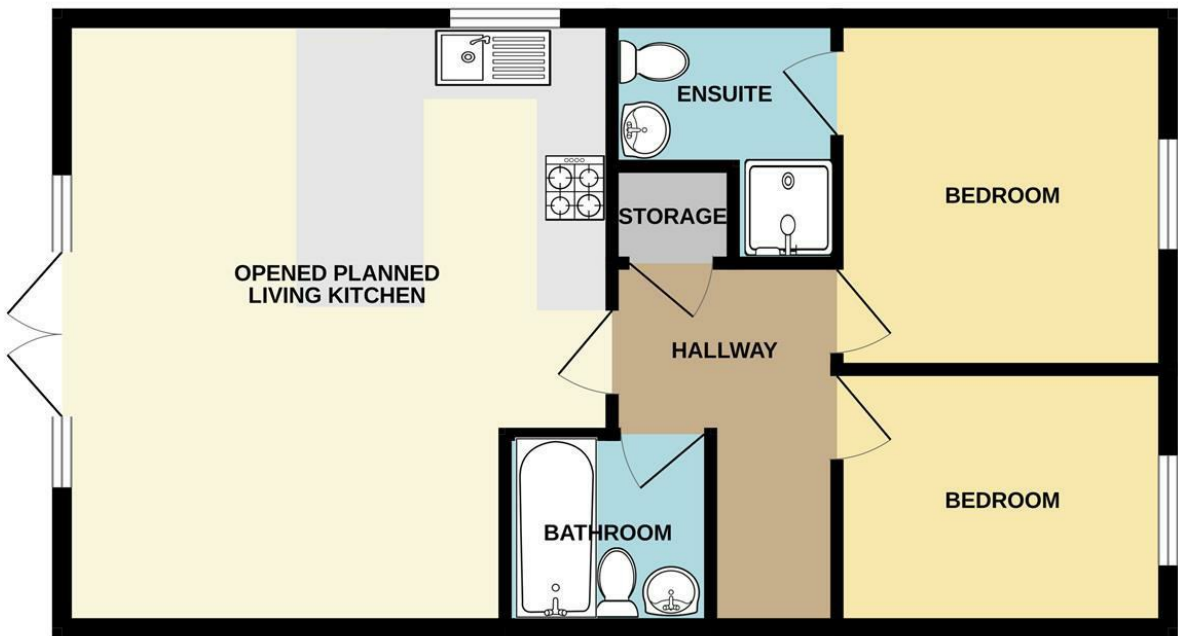
### Outside

In a gated development with communal gardens and an allocated parking space.

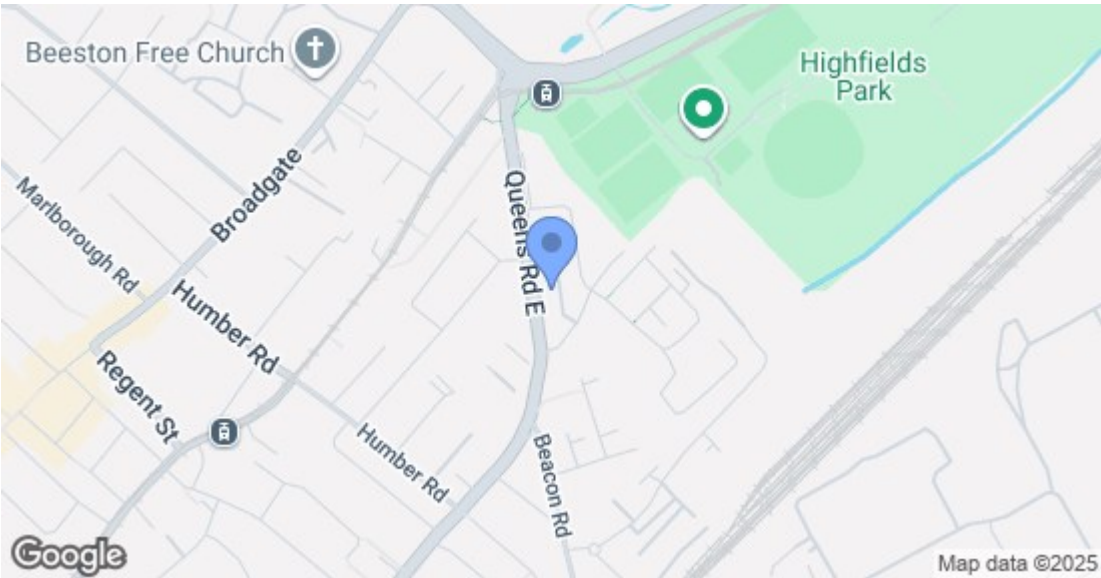




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <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		
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