Robert Ellis

look no further...

Broadgate Avenue,
Beeston, Nottingham
NG9 2JB

£100,000 Leasehold

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A one bedroom, first floor apartment with the benefit of no upward chain.

Tucked away in Central Beeston, you are ideally placed for access to a wide range of local amenities including shops, healthcare facilities, supermarkets, restaurants, schools and transport links. The Nook is also only a short distance to both Nottingham University and the Queens Medical Centre.

This well presented property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, 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 room and kitchen, one double bedroom and bathroom.

Outside the property is a communal garden and plenty of residents parking.

Having been let out for a number of years, generating a good rental income, the property is offered to the market with the advantage of electric heating throughout, an extended lease and is well worthy of an early internal viewing.

Communal Entrance Hall
Door through to the communal entrance hall with stairs to the first floor.

Entrance Hall
Hard wood door through to a carpeted entrance hall, with access to a useful storage cupboard.

Open Plan Living & Kitchen
22'1" x 9'6" (6.74m x 2.92m)
Living Area
A carpeted reception room, with wall mounted electric heater and double-glazed window to the front aspect.

Kitchen Area
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, a pantry cupboard and double-glazed window to the rear aspect.

Bedroom One
12'7" x 8'9" (3.85m x 2.69m)
A carpeted double bedroom, with wall mounted electric heater, fitted wardrobe and double-glazed window to the front aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, part tiled walls, heated towel rail and extractor fan.

Outside
A communal garden and plenty of residents parking.

Material Information:
Leasehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft? N/A
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

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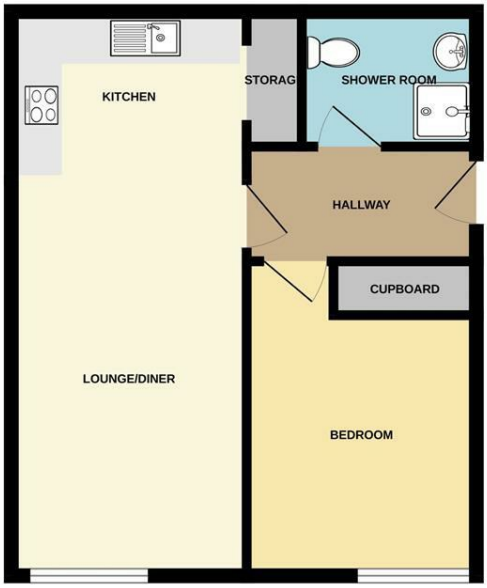
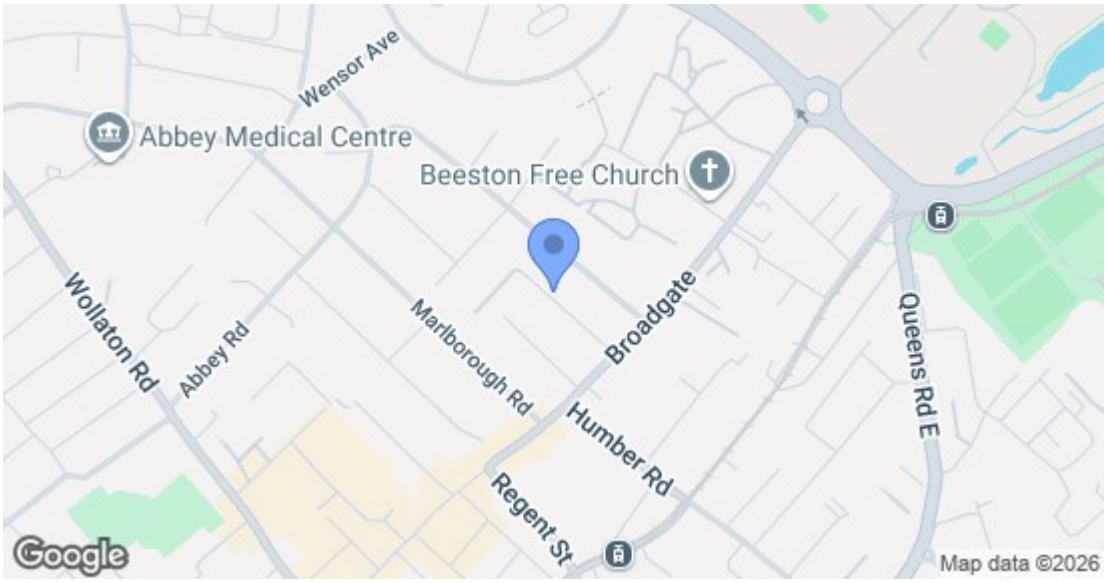
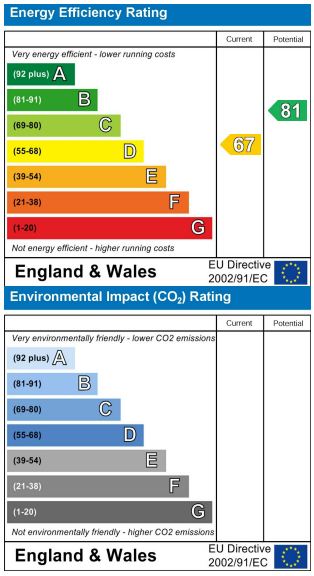


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any





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