



Highfield Court,  
Beeston, Nottingham  
NG9 1HN

**£179,500 Leasehold**



Located in the desirable area of Highfield Court, Beeston. This delightful property offers a perfect opportunity for those looking to downsize or relocate seeking a comfortable and convenient home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The layout is both practical and appealing, making it easy to envision your personal touch throughout the home.

The maisonette features two well-proportioned bedrooms, ideal for accommodating guests or creating a peaceful retreat for yourself. The bedrooms are filled with natural light, enhancing the overall ambience of the property.

Completing this lovely home is a modern bathroom, designed for both functionality and comfort.

One of the standout features of this property is that it comes with no upward chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for those looking to move quickly and settle into their new home without delay.

Highfield Court is situated in a vibrant community, offering easy access to local amenities, parks, and transport links, making it an ideal location for both relaxation and convenience.

In summary, this maisonette in Beeston presents a wonderful opportunity for those seeking a low-maintenance lifestyle in a friendly neighbourhood. With its appealing features and prime location, it is certainly worth considering for your next home.



### Entrance

UPVC double glazed entrance door, and stairs leading to the entrance hall.

### Entrance Hall

UPVC double glazed window to the side, loft hatch, radiator, useful storage cupboard and doors to the bathroom, two bedrooms, kitchen and lounge diner.

### Lounge Diner

15'10" x 11'10" (4.85m x 3.61m )

A carpeted reception room with radiator, UPVC double glazed door with flanking windows to the balcony.

### Kitchen

8'10" x 7'2" (2.7m x 2.2m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled splashback, space for a fridge freezer, plumbing for a washing machine, and UPVC double glazed window to the rear.

### Bedroom One

11'11" x 10'0" (3.65m x 3.05m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator.

### Bedroom Two

8'11" x 7'5" (2.73m x 2.28m )

A carpeted bedroom with built-in wardrobe, UPVC double glazed window to the front and radiator.

### Shower Room

Incorporating a three-piece suite comprising corner shower, pedestal wash-hand basin, WC, tiled walls, heated towel rail, UPVC double glazed window to the side.

### Garage

A single garage with electric up and over door, light and power.

### Outside

To the front there is the allocated garage and communal parking, and a well-maintained garden to the rear.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

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?: No

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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	66
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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