

## 2d Martell Court, Beeston

£110,000 Leasehold

First-Floor Flat • One Double Bedroom • Spacious Reception Room • Fitted Kitchen • Three-Piece Bathroom Suite • On-Street Parking & Communal Parking • No Upward Chain • Ideal For First-Time Buyers • Popular Location • Must Be Viewed



GUIDE PRICE £110,000 – £120,000

NO UPWARD CHAIN...

A well-presented one-bedroom first-floor flat, ideal for first-time buyers and offered to the market with no upward chain. Situated in a popular location, the property is close to a range of local amenities including shops, schools and excellent commuting links. The accommodation comprises an entrance hall leading to a spacious reception room with ample space for both relaxing and dining. There is a fitted kitchen designed to meet everyday culinary needs, along with a generous double bedroom and a three-piece bathroom suite. Outside, the property benefits from access to communal gardens, a private terraced area, as well as communal car parking and on-street parking.

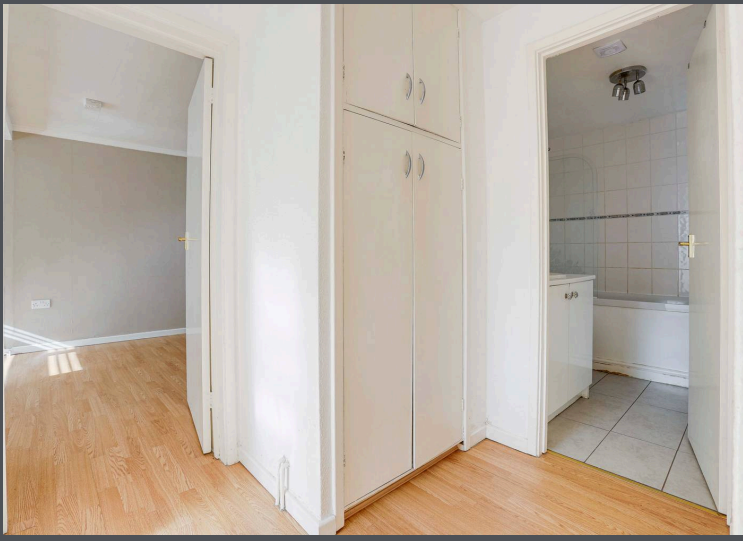
MUST BE VIEWED!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



## ACCOMMODATION

### Entrance Hall

6' 9" x 5' 11" (2.05m x 1.81m)

The entrance hall has laminate wood-effect flooring, an in-built cupboard and a single composite door providing access into the accommodation.

### Living/Dining Room

22' 10" x 10' 3" (6.97m x 3.13m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace and two UPVC double-glazed windows to the front and rear elevations.

### Kitchen

8' 0" x 7' 7" (2.44m x 2.32m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and taps, an integrated oven & a hob, space and plumbing for a washing machine, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed window to the front elevation.

### Bedroom

12' 2" x 10' 8" (3.71m x 3.25m)

The bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

7' 9" x 5' 7" (2.36m x 1.71m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower head, a radiator, tiled walls and flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Ground Floor Storage

4' 9" x 2' 6" (1.45m x 0.77m)

This space has a secure storage space.

## DISCLAIMER

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