



Edmonstone Crescent, Bestwood, Nottingham, NG5 5UW
Offers In Region Of £115,000 Leasehold



Edmonstone Crescent, Bestwood

2 Bedrooms, 1 Bathroom

Offers In Region Of £115,000

- Two Bedroom First Floor Apartment
- Excellent Location - Close To City Hospital
- Fantastic Transport Links
- Ideal for First Time Buyers & Investors
- No Onward Chain
- Open Plan Living
- Allocated Parking Space

Situated in this popular residential development affording easy access to nearby City Hospital and transport links into the City Centre, this two bedroom first floor apartment suits a wide range of buyers including first time purchasers, investors and downsizers alike. Affording a spacious interior throughout the apartment comprises of an entrance hall leading through to a well proportioned, open plan living/kitchen/diner, two double bedrooms and a fitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



bathroom. The property benefits from an allocated parking space and is being offered to the market with no onward chain.

HALLWAY 14' 8" x 3' 10" (4.47m x 1.17m) With fitted carpet, airing cupboard, storage cupboard, intercom system, wall mounted radiator and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 21' 10" x 20' 0" (6.65m x 6.1m) With fitted carpet, dual aspect uPVC double glazed windows to the front and rear elevations, two wall mounted radiators and two ceiling lights. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, wood effect vinyl flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

MASTER BEDROOM 11' 1" x 9' 2" (3.38m x 2.79m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

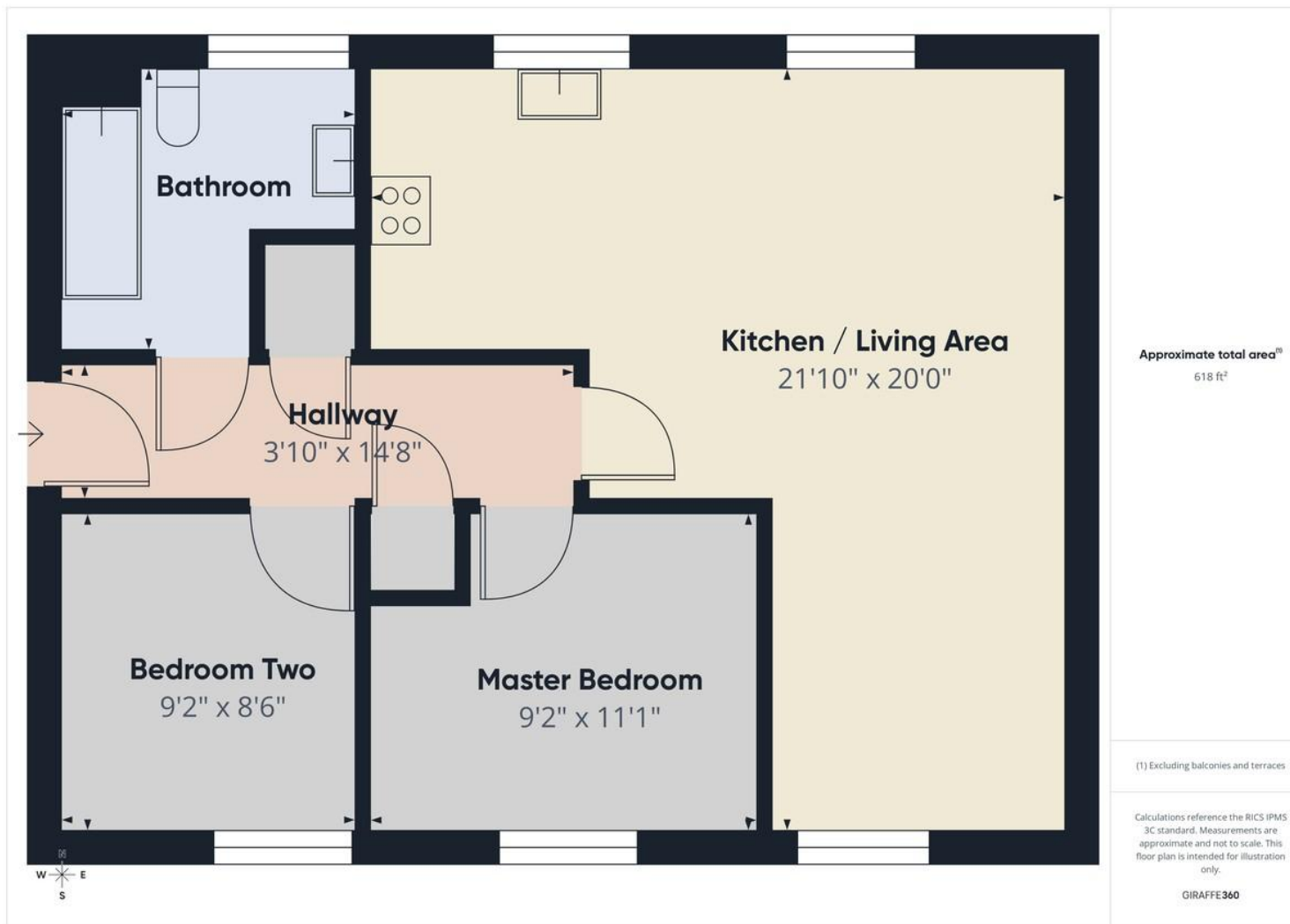
BEDROOM TWO 9' 2" x 8' 6" (2.79m x 2.59m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and electric shower over, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property benefits from an allocated parking space.







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