



**Millbank Place**  
**Bestwood Village, Nottingham NG6 8ES**

SECOND FLOOR TWO BEDROOM  
APARTMENT, SELLING WITH NO UPWARD  
CHAIN

**Guide Price £120,000 Leasehold**



\*\*\*GUIDE PRICE £120,000 - £130,000\*\*\*

Robert Ellis are pleased to bring to the market this two double bedroom second floor apartment, situated within the popular and convenient Bestwood Village location.

Offered to the market with no upward chain, the property would make an ideal purchase for a first-time buyer, investor or those looking to downsize. The accommodation is well laid out and includes an entrance hallway with intercom entry system, leading through to a spacious open plan kitchen/lounge/diner.

The kitchen area is fitted with a range of base and wall units, work surfaces, sink and drainer, integrated oven, gas hob with extractor over and integrated washer dryer. The living space offers a bright and practical area for both relaxing and dining.

There are two well-proportioned double bedrooms, both with UPVC double glazed windows and radiators, together with a four-piece bathroom suite comprising panelled bath, separate shower enclosure, wash hand basin and WC.

Outside, the property benefits from access to communal areas and an allocated parking space.

Bestwood Village is well placed for a range of local shops, amenities and transport links, including nearby tram and bus stops, as well as road links via the A610 and M1 motorway network.

An excellent opportunity with no upward chain — viewing is highly recommended.



### Entrance Hallway

15'2" x 4'7" (4.63 x 1.40)

Secure entrance door, carpeted flooring, intercom, wall mounted radiator, doors leading off to:

### Open Plan Kitchen Living Diner

22'7" x 13'3" (6.90 x 4.05)

### Kitchen Area

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring gas hob over and extractor hood above, space and point for a fridge, tiled splashbacks, linoleum flooring, UPVC double glazed window.

### Living Dining Area

UPVC double glazed window, two wall mounted radiators, carpeted flooring.

### Bedroom One

13'0" x 11'6" (3.97 x 3.53)

UPVC double glazed window, wall mounted radiator, carpeted flooring.

### Bedroom Two

10'9" x 9'4" (3.30 x 2.86)

UPVC double glazed window, wall mounted radiator, carpeted flooring.

### Bathroom

9'1" x 6'7" (2.77 x 2.03)

UPVC double glazed window, handwash basin with mixer tap, WC, panelled bath with mixer tap, shower enclosure with mains fed shower, tiled splashbacks, extractor fan, wall mounted radiator, carpeted flooring.

### Outside

Communal garden areas and an allocated parking space.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Superfast 80mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

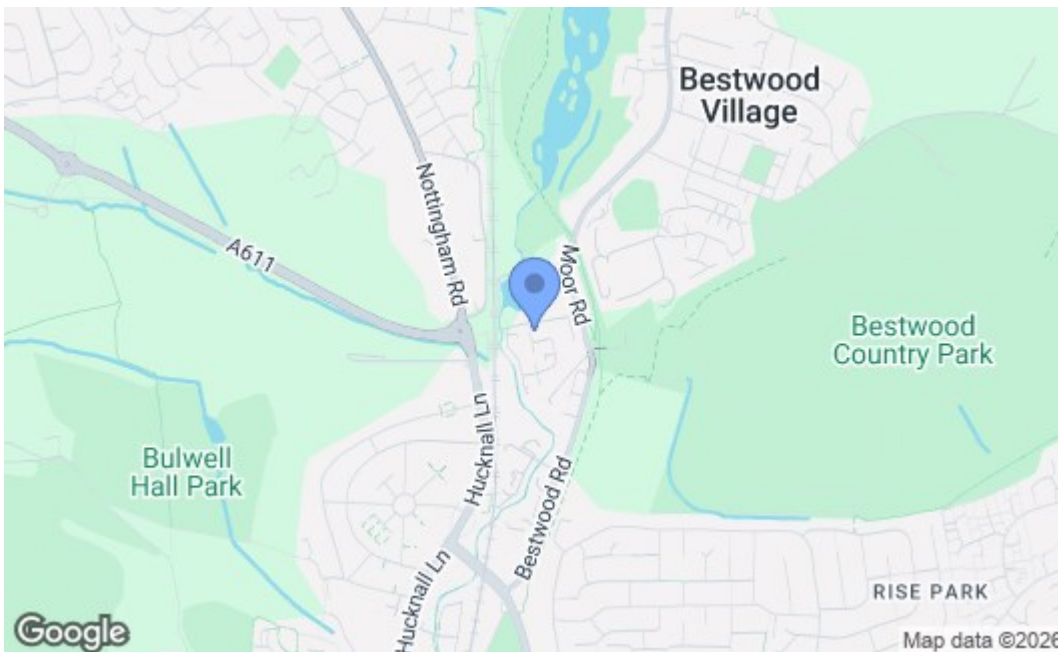
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(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	

These details 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.