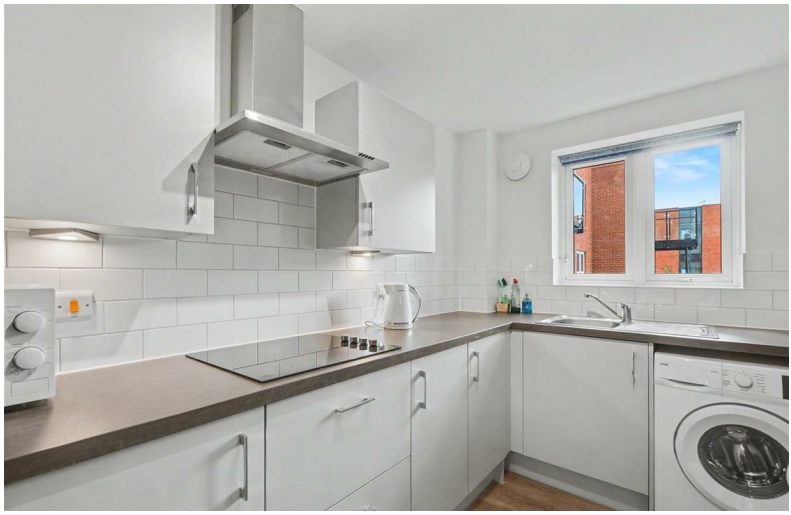
Robert Ellis

look no further...



2 Wilmot Lane,
Beeston, Nottingham
NG9 1EB

£300,000 Leasehold

0115 922 0888

/robertellisestateagent

@robertellisea

Welcome to this charming first-floor apartment located on Wilmot Lane in the desirable area of Beeston, Nottingham. This property is part of an exclusive development designed specifically for those aged over 60's, offering a peaceful and secure living environment.

The apartment features a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom provides a comfortable space for rest, while the bathroom is conveniently situated to serve both residents and visitors alike.

One of the key advantages of this property is that it comes with no chain, allowing for a smooth and straightforward purchasing process. This is an ideal opportunity for those looking to downsize or seeking a low-maintenance lifestyle in a friendly community.

With its prime location in Beeston, residents will enjoy easy access to local amenities, including shops, cafes, and public transport links, making it a convenient choice for everyday living.

This apartment presents a wonderful opportunity to embrace a new chapter in a vibrant and welcoming community. Don't miss your chance to make this delightful property your new home.

Communal Entrance Hall
Electric doors lead into the communal entrance hall, where you will find the owners lounge and coffee bar, both stairs and a lift lead up to the apartment on the first floor.

Entrance Hall
Entrance door, large useful storage cupboard housing the hot water cylinder, and doors to the shower room, bedroom and lounge diner.

Lounge Diner
19'3" x 10'0" (5.88m x 3.06m)
A carpeted reception room with two electric radiators, UPVC double glazed door with flanking window to the balcony and door to the kitchen.

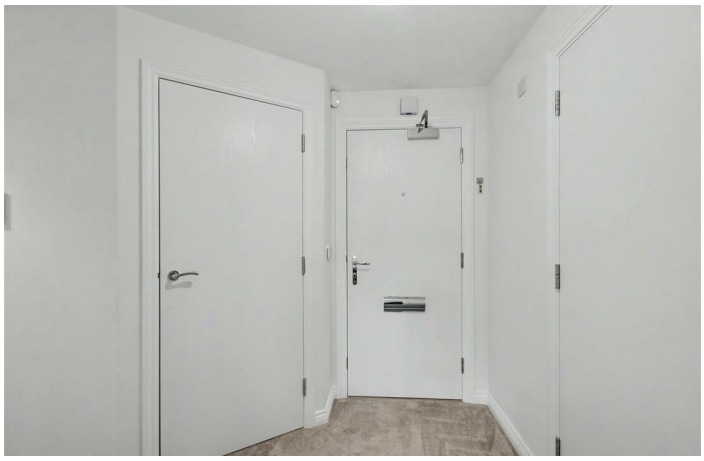
Kitchen
12'3" x 6'4" (3.75m x 1.95m)
A range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven, integrated electric hob with extractor fan over, tiled splashbacks, integrated fridge freezer, plumbing for a washing machine, UPVC double glazed window to the rear and extractor fan.

Bedroom
13'8" x 12'3" (4.17m x 3.74m)
A carpeted double bedroom with electric heater, two UPVC double glazed windows to the rear and a walk-in wardrobe.

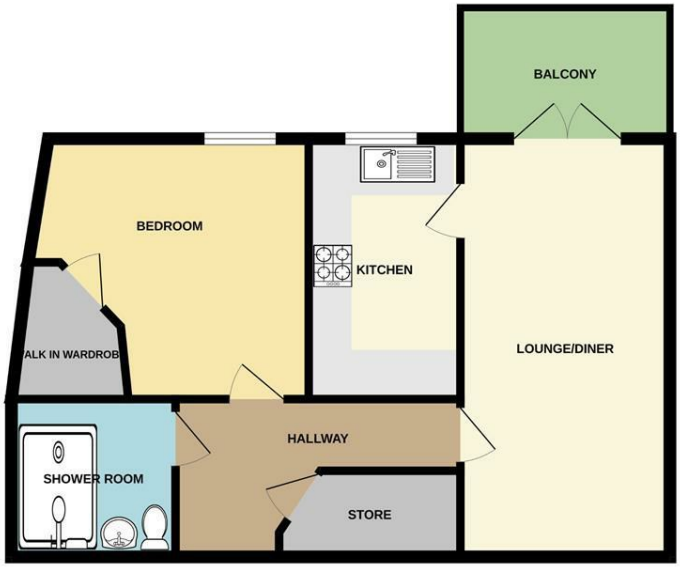
Shower Room
8'0" x 6'7" (2.44m x 2.03m)
Incorporating a three-piece suite comprising large walk-in shower, wash-hand basin inset to vanity unit, WC, tiled splashback, heated towel rail, wall-mounted mirror and vanity cupboard and extractor fan.

Balcony
A sheltered balcony with composite decking and glass balustrading.

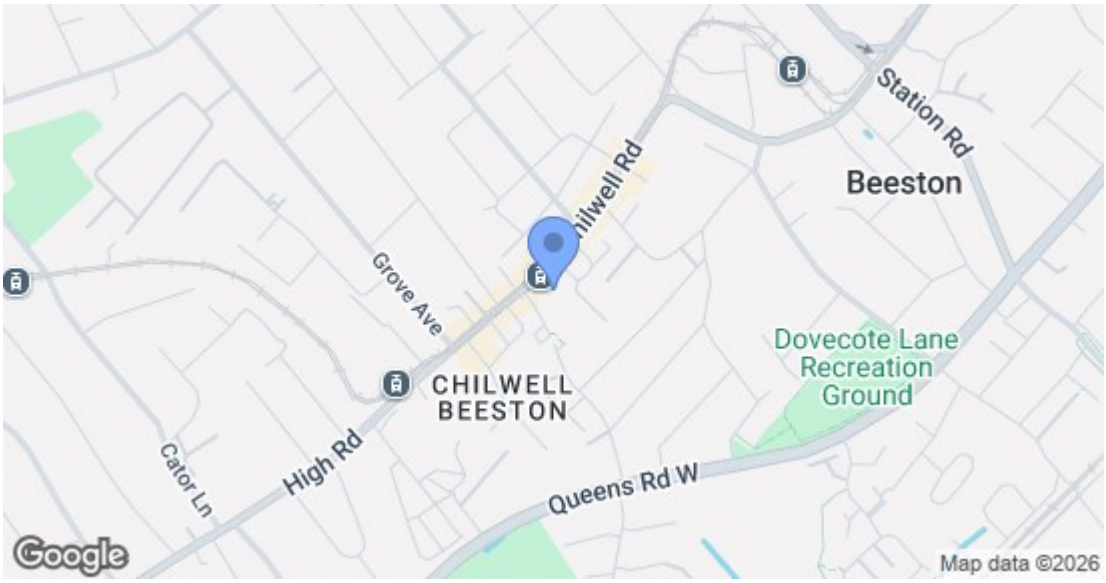
Outside
The property benefits from well-maintained communal gardens with seating.

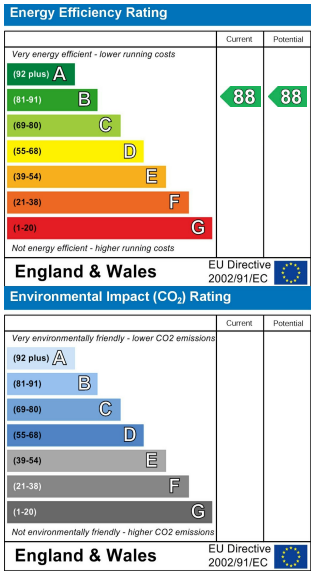


Robert Ellis
ESTATE AGENTS



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk

0115 922 0888