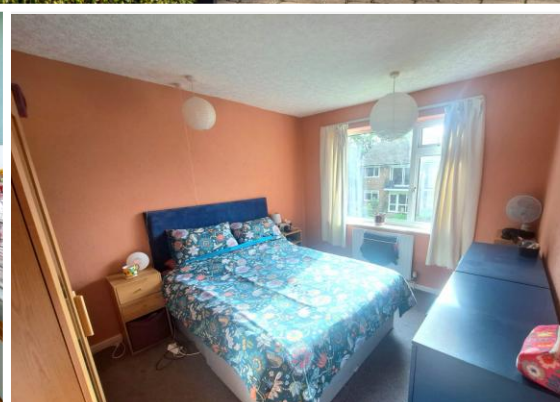




Two-Bedroom Apartment located in Beeston.

Asking Price Of
£179,950

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

4 Highfield Court Beeston Nottingham NG9 1HN



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492
sq ft

A much sought-after two-bedroom first-floor maisonette, ideally positioned in this highly convenient and central Beeston location, within easy walking distance of the vibrant town centre, tram network and a wide range of local amenities.

The property offers well-proportioned accommodation, complemented by gas central heating and double glazing. Accessed via its own private entrance, the apartment features stairs leading to a first-floor landing, off which is a useful cloakroom and access to the main accommodation.

The living room enjoys views over the attractive communal gardens and War Memorial to the front, with French doors opening onto a balcony, providing an ideal spot to relax and enjoy the outlook. The kitchen is also positioned to the front, whilst both bedrooms overlook the rear garden. Bedroom two further benefits from a built-in wardrobe.

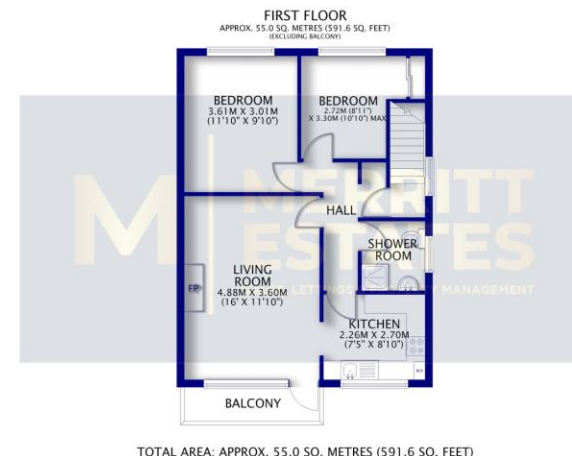
The property is offered to the market with vacant possession, making it an appealing opportunity for both owner-occupiers and investors. Further benefits include an allocated garage and visitor parking.

With its central location, convenient access to transport links and amenities, together with its desirable first-floor position, balcony and garage, this property is expected to attract strong interest.

Early viewing is highly recommended, with internal inspection essential to fully appreciate the accommodation and location.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate. It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme). Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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