



Two-Bedroom Apartment located in Beeston.

Offers Over
£130,000

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

7 Alwyn Court Beeston Nottingham NG9 1GE



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528
sq ft

PROPERTY SUMMARY

A well-presented two-bedroom ground floor apartment, ideally situated within easy walking distance of Beeston town centre, providing excellent access to a wide range of shops, cafés, restaurants and local amenities. The property is also conveniently positioned for both the tram and train station, making it an ideal choice for commuters and those looking for excellent transport links into Nottingham and surrounding areas.

The apartment benefits from gas central heating and UPVC double glazing throughout, providing a comfortable and energy-efficient home.

Upon entering the property, you are welcomed into a useful entrance hallway which provides access to the main living accommodation and includes a generous storage cupboard, offering valuable additional storage space.

The spacious lounge/diner provides a comfortable and versatile living area, ideal for relaxing, entertaining or dining. The room features laminated flooring and benefits from an open-plan connection to the kitchen, creating a bright and practical living space.

The open-plan kitchen is fitted with a range of units and includes an integrated oven, hob and extractor hood. The layout provides a functional space for preparing meals while remaining connected to the main living area.

There are two bedrooms, with the master bedroom offering excellent proportions for a double bedroom and benefiting from neutral carpeting. The second bedroom is a good-sized single room, also finished with matching neutral carpeting, and could alternatively provide an ideal home office, study or occasional guest room depending on the buyer's requirements.

The accommodation is completed by a three-piece white bathroom suite, comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from allocated/communal parking facilities and access to a communal garden to the rear, providing an attractive outdoor area for residents to enjoy.

CONTACT

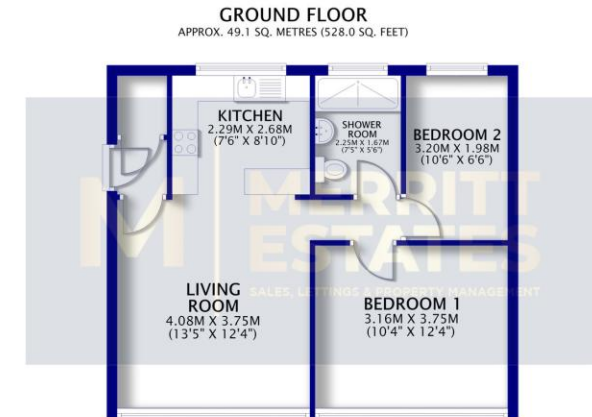
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FLOORPLAN



TOTAL AREA: APPROX. 49.1 SQ. METRES (528.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.