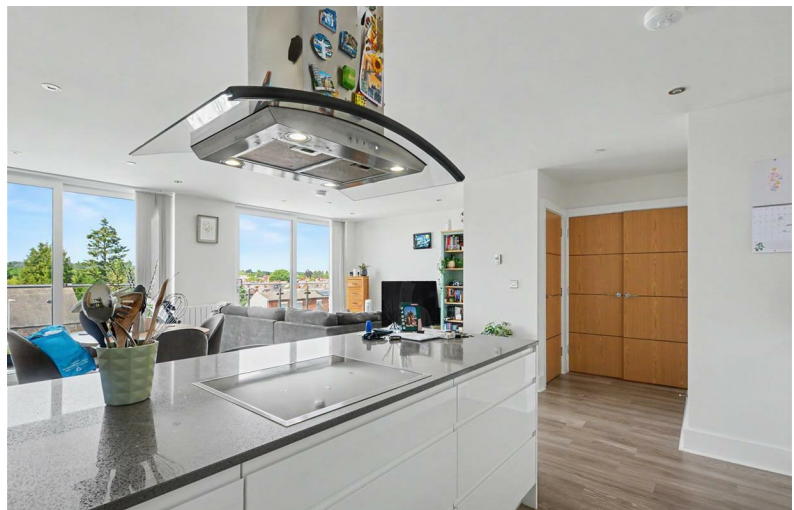
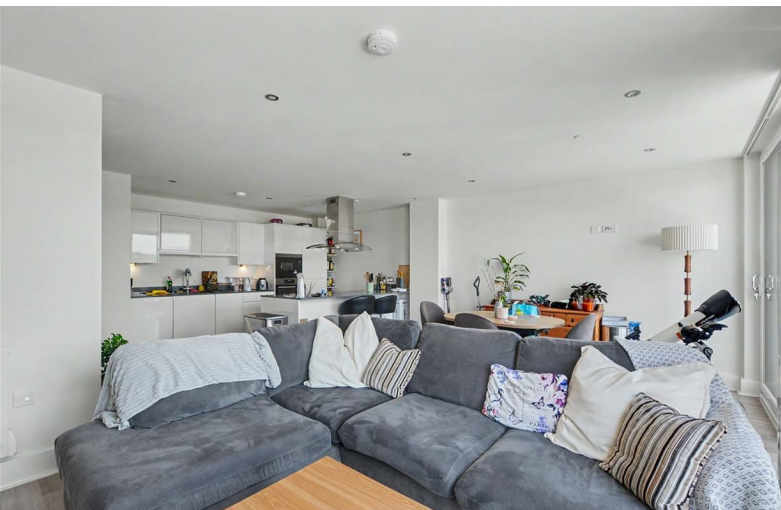




3 Wilmot Lane,
Beeston, Nottingham
NG9 1DY

£335,000 Leasehold



This exquisite penthouse apartment on Wilmot Lane offers a unique blend of modern living and comfort. With two well-proportioned bedrooms, this property is perfect for individuals or couples seeking a stylish urban retreat.

The apartment boasts a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The natural light floods through the large windows, creating a warm and inviting atmosphere throughout the space. The two bathrooms provide convenience and privacy, making it an excellent choice for those who appreciate their own space.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and hassle-free purchase process. This penthouse apartment is not just a home; it is a lifestyle choice, offering the perfect balance of tranquillity and accessibility to local amenities.

Beeston is known for its vibrant community and excellent transport links, making it easy to explore the wider Nottingham area. Whether you are looking to invest or find your next home, this penthouse apartment on Wilmot Lane is a remarkable opportunity that should not be missed.



Communal Entrance

Main entrance door with stairs and lift up to the apartment on the third floor.

Entrance Hall

With an electric radiator, spacious cloak-cupboard and doors to the two bedrooms, bathroom and kitchen living diner.

Kitchen Living Diner

22'6" x 19'10" (6.88m x 6.05m)

With laminate flooring, a range of modern wall, base and drawer units, work surfaces, one and half bowl sink with drainer and a mixer tap, integrated electric oven and microwave, integrated induction hob with extractor fan over, integrated fridge freezer, washing machine and dishwasher, breakfast bar, two electric radiators, spotlights, airing cupboard and two UPVC double glazed sliding doors to the balcony.

Balcony

A wrap-around balcony with plenty of entertaining space and views overlooking Beeston and the surrounding areas.

Bedroom One

17'1" reducing to 11'2" x 10'10" (5.23m reducing to 3.42m x 3.31m)

A carpeted double bedroom with fitted wardrobe, electric radiator, full-height UPVC double glazed windows and a door to the en-suite.

En-Suite

Incorporating a three-piece suite comprising shower, pedestal wash-hand basin, WC, tiled splashback, heated towel rail, spotlights, extractor fan and electric shaver point.

Bedroom Two

12'10" x 8'11" (3.92m x 2.73m)

A carpeted double bedroom with fitted wardrobe, electric radiator, full-height UPVC double glazed windows.

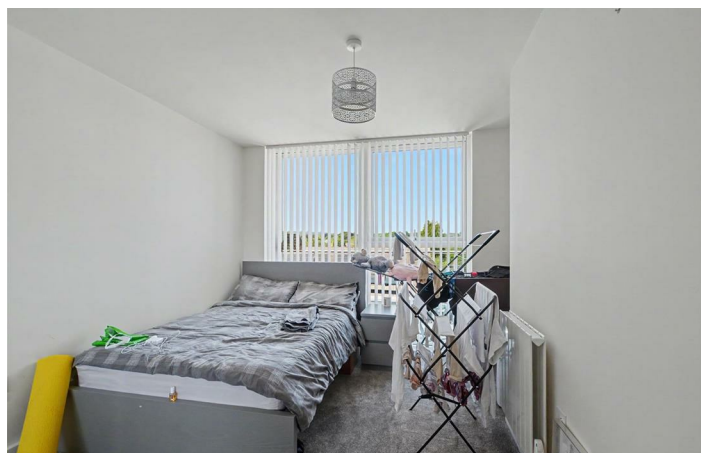
Bathroom

Incorporating a three-piece suite comprising panelled bath with mains control shower over, pedestal wash-hand basin,

WC, tiled splashbacks, spotlights, extractor fan, electric shaver point and heated towel rail.

Outside

Outside the property benefits from two designated parking spaces.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.