Robert Ellis

look no further...

Baxter Green,
Bramcote, Nottingham
NG9 3TH

£325,000 Leasehold

0115 922 0888

/robertellisestateagent

@robertellisea

Building house where people truly feel at home.

When we design our homes and select a location, we're always focused on the finer details. From how a property feels when you walk through the door for the first time, to how it adapts and evolves to suit your lifestyle, every choice we make is designed to enhance our purchasers' quality of living.

By bringing together clean lines, contemporary designs, high-end specifications and only the best materials, we build properties where people truly feel at home. Baxter Green is no different - a secluded Nottinghamshire development where aspiration marries opulence.

Our commitment to build quality.

Upholding the highest standards matters to our team, which is why we pride ourselves on being a builder that adheres to best practice in everything
we do.

We are both a CHAS and LABC certified builder. The CHAS Certification is accredited by United Kingdom Accreditation Service (UKAS), issuing ISO Certifications into the UK construction and engineering services sectors.

As an LABC approved builder, we adhere to the highest building control standards while continuing to seek advice and support throughout our build journey in order to continually evolve and elevate our processes and standards

A peaceful community of contemporary homes and apa

Baxter Green is nestled between the suburban village of Bramcote and the bustling, vibrant town of Beeston. The development comprises a range of modern apartments as well as a number of luxurious, secluded homes.

Each property has been considered with a number of purchasers in mind - making Baxter Green perfect for upwardly mobile professionals looking for their dream first home, as well as downsizers searching for their perfect forever home.

Our apartments epitomise the needs of the modern day home owner, with clean lines and high-end specifications making them unique when compared to similar properties in the local area. Fully integrated Steven Christopher Kitchens come as standard, alongside underfloor heating, flooring, blinds and contemporary sanitary ware.

Each property's name is inspired by an historic local land owner - including the Hanley and the Londgen. The Hanley family were once proud owners of Bramcote Manor House, while the Longdens once lived in the Manor and owned Bramcote Hills House - with John Longden famously the squire of Bramcote for a time.

This nod to the history of the local area keeps our modern properties relevant to their setting - one which is becoming increasingly popular for people moving within Nottinghamshire, as well as those relocating from further afield.

Baxter Green is only a short drive from many major transport links including the A52 and M1, as well as major tram and train routes - making Nottingham, Derby and the wider East Midlands easily accessible.

Bramcote and Beeston

Charming suburban living in the heart of Nottinghamshire Baxter Green is nestled in the peaceful village of Bramcote, situated between Stapleford and Beeston. The village is home to its own Leisure Centre, as well as two Primary Schools and the picturesque Bramcote Park - with its wooded areas, children's playground and cricket pitch.

Beeston has seen significant investment over many years, making it one of the most sought after places to call home in Nottinghamshire. With a growing and diverse population, this bustling suburb is a place where people commonly relocate to when they're searching for a balanced lifestyle.

The town centre is home to all of the amenities you would expect from a small town and is situated just over three miles from Nottingham city centre. From popular high street retailers, banks and supermarkets, to quaint cafes, fine dining and leisure facilities, Beeston has the perfect blend.

For those who enjoy scenic walks in the great outdoors, Highfields Park at the University of Nottingham campus is only a short drive away with its own boating lake, wildlife and green spaces. Attenborough Nature Reserve is also in close proximity, with its flora and fauna, idyllic walking routes and on-site cafe.

Beeston Marina is another popular outdoor destination situated nearby, with its glistening rivers and waterways making it a hive of activity during the summer months. The Big Track Cycle Route takes in Beeston Lock, before winding its way to Nottingham and Trent Bridge - creating a relaxing connection to everything the city has to offer.

Baxter Green is also only a short hop from a number of popular tourist attractions and exciting days out. From Wollaton Hall, home of the Dark Knight, to Nottingham Castle and the delights of a city famed for its nightlife, dining and historic connections to Robin Hood and lace making, families will never struggle to find ways to occupy their downtime.

For young professionals, Bramcote's location makes it well connected to a number of major cities, South Yorkshire and destinations across the UK. Beeston has its own train station, making destinations such as Nottingham, Derby and London easy to access while regular tram and bus routes offer connections to Nottingham and the wider county. The A52 is a short drive away, linking Nottingham to Derby, while the M1 connects commuters to London, Sheffield and Leeds

Travel times and distances

By Road

- A52 - only 0.6 miles from Baxter Green, connecting the development to Nottingham and Derby
- M1 - within 3.5 miles of Baxter Green, providing direct access to London, Sheffield and the wider East Midlands
- A453 - a 2.5 mile drive from Baxter Green, with short drive times to East Midlands Airport
- A50 - just over 7.5 miles from Baxter Green, connecting the development to Derbyshire and Staffordshire

By Rail

- Nottingham - 8 minutes away via East Midlands Railway
- Sheffield - from 1 hour 1 minute, via East Midlands Railway
- Derby - 20 minutes away via East Midlands Railway
- London - from 1 hour 35 minutes via East Midlands Railway
- Cardiff - from 3 hours 4 minutes via Cross-country

By Tram

- Queen's Medical Centre - 9 minutes
- Nottingham Station - 18 minutes
- Nottingham Old Market Square - 22 minutes
- Hucknall - 50 minute

By Air

- East Midlands Airport - just over 11 miles away via the M1 and A453
- Birmingham Airport - 45.5 miles away via M1, A42 and M42

Siteplan

This site used to be home to St John's College - originally founded as the London College of Divinity. St John's College was a theological college which stood for 156 years, training students for ministries in the Church of England and other denominations

Introducing our home

Where quality, speaks for itself.

Our mission is to make the home a place where people can flourish. With lifestyles becoming increasingly busy and time ever more precious,
homes must become a place where time stands still, the little moments can be celebrated and life's pressures evaporate.

How we design our homes takes all of this into consideration. Bright and airy spaces where natural light can flow, contemporary flourishes, clean lines, exquisite specifications and modern external designs make Baxter Green aspirational and idyllic for hose seeking suburban life in a peaceful corner of Nottinghamshire.

The Hanley

This modern 2-bedroom apartment welcomes visitors through an entrance hallway, leading to a spacious master bedroom with a private en-suite, main bathroom and second double bedroom. Additional storage has been
created close to the front door while at the opposite end of the hallway, the apartment opens up into an airy open plan living, dining and kitchen space running the full length of the property. The Hanley's design has been
crafted in a way that allows natural light to flow throughout the apartment.

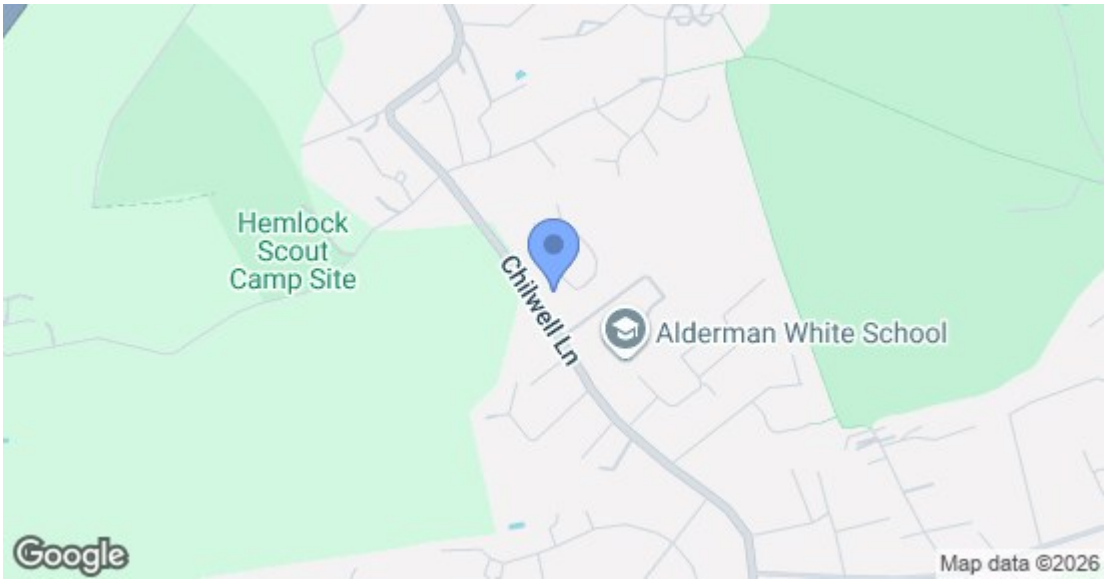
Robert Ellis
ESTATE AGENTS

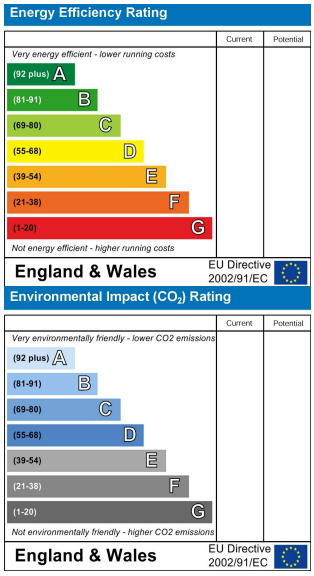
The Hanley

LIVING ROOM	4.0m x 3.3m	13'1" x 10'8"
DINING ROOM	4.0m x 2.7m	13'1" x 8'8"
KITCHEN	3.1m x 3.2m	10'1" x 10'4"
MASTER BEDROOM 1	3.1m x 4.7m	10'1" x 15'4"
MASTER BEDROOM 1 EN-SUITE	2.0m x 2.9m	6'5" x 9'5"
BEDROOM 2	3.4m x 3.1m	11'1" x 10'1"
BATHROOM	2.5m x 1.9m	8'2" x 6'2"

Floor plans Terms and Conditions

Floor plans are indicative only to give a general indication of the proposed development and floor layout. Where provided, room dimensions are the maximum size and include fitted wardrobes or similar features. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Executives for the treatments specified for individual plots. Furniture shown is for illustrative purposes only. Please refer to our working drawings to clarify plot specifics.





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