



## 1 bed apartment to buy in NG9

3 Wilmot Lane, Beeston, Nottingham,  
Nottinghamshire, NG9 1DY

**£125,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Great investment opportunity with long standing tenant
- ✓ One bedroom
- ✓ Neutrally decorated throughout
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Pattinson Auction is delighted to bring to market this immaculately presented one bedroom, first floor apartment located in Beeston.

Beeston is a vibrant suburb located in Nottingham and is known for its diverse community and bustling town centre, Beeston offers a mix of residential areas, shops, restaurants, and green spaces. The area is well-connected with public transport, making it easy to access nearby amenities and attractions. Beeston is also home to the University of Nottingham's main campus, adding a youthful and academic atmosphere to the area.

The apartment comprises of entrance hall with a storage cupboard, spacious lounge, modern kitchen, bathroom and one double bedroom. There is also an additional storage cupboard between the bedroom and bathroom.

Entrance hallway- Neutrally decorated, grey carpet, wall mounted electric heater and storage cupboard.

Lounge- Neutrally decorated, grey carpet, wall mounted electric heaters, spotlights to the ceiling and window to the front.

Kitchen- Neutrally decorated, grey LVT flooring, grey shiny gloss floor and wall mounted units with undercounter lights, Quartz worktop with matching upstands, AEG induction hob, AEG electric oven, stainless steel extractor above hob, splashback, sink with stainless steel tap, integrated washer/dryer, integrated fridge and freezer, spotlights to ceiling and wall mounted electric heater.

Bedroom one- Neutrally decorated, grey carpet, sliding mirrored fitted wardrobe, pendant light fitting, wall mounted electric heater and window to front.

Bathroom- Neutrally decorated, grey LVT flooring, marble effect tiles, bath with mains fed shower over the bath, shower screen, heated chrome towel rail, wash hand basin with mirrored storage cupboard unit above, shaver point, W/C, extractor and spotlights to ceiling.

One car parking space provided.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 993

Annual Ground Rent Amount: £1,320.00

Annual Service Charge Amount: £110.00

Price: Starting Bid £125,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

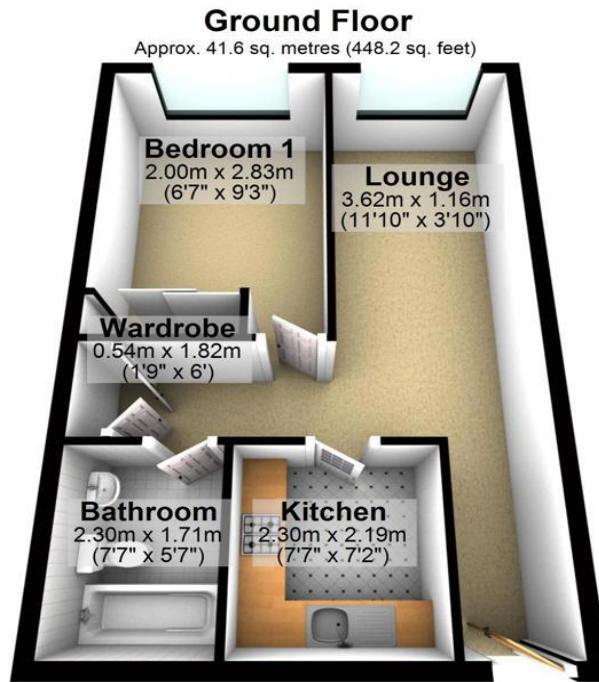
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Total area: approx. 41.6 sq. metres (448.2 sq. feet)

Floorplan is for representational purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

3 Wilmot Lane, Beeston, Nottingham, Nottinghamshire, NG9 1DY

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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