



Enfield Street, Beeston, Nottingham, NG9 1AL
Guide Price £210,000-£220,000 Leasehold



Enfield Street, Beeston

2 Bedrooms, 1 Bathroom

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- Two Bedroom Maisonette
- Immaculately Presented Throughout
- Master Bedroom With Juliet Balcony
- Off Road Parking & Garage
- Long Lease Length
- No Service Charge Payments
- Leasehold

GUIDE PRICE £210,000-£220,000. Immaculately presented two bedroom first floor maisonette situated in this sought after location on one of Beeston's most attractive streets just a short distance from the town centre. The property offers a neutral and modern finish throughout and offers a spacious lounge/diner, refitted kitchen, modern bathroom and two bedrooms the master offering a Juliet Balcony. Benefitting from an off road parking space and single garage, internal inspection is strongly recommended. The property has 939 years remaining on the lease with no Service Charge payable and £5 Ground Rent payable annually.

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



HALLWAY The entrance to the property is located on the first floor via a private staircase and entry with the hallway having access to the bathroom and leading to the lounge/diner with tile effect flooring, uPVC double glazed window, wall mounted radiator and ceiling light.

LOUNGE/DINER 18' 10" x 10' 9" (5.74m x 3.28m)
With a uPVC double glazed window to the front elevation, wood effect laminate flooring, wall mounted radiator and ceiling light.

KITCHEN 7' 10" x 7' 3" (2.39m x 2.21m) With a range of fitted wall and base units with a squared edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, cooker point, washing machine plumbing, tiled effect flooring, uPVC double glazed window to the side elevation and fitted ceiling spotlights.

MASTER BEDROOM 12' 7" x 9' 11" (3.84m x 3.02m)
With a Juliet Balcony to the rear elevation, wood effect laminate flooring, hanging cupboard space, wall

mounted radiator and ceiling light.

BEDROOM TWO 9' 2" x 7' 10" (2.79m x 2.39m) With a uPVC double glazed window to the side elevation, wood effect laminate flooring, storage cupboard, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a bath with mains fitted shower over, low flush w.c, vanity wash hand basin, tile effect flooring, part wall tiling, opaque uPVC double glazed window to the side and fitted ceiling spotlights.

EXTERNAL With an off road parking space and garage located within a block with up and over door, power and lighting.

LEASE INFORMATION Tenure is Leasehold with the property benefitting from a long lease with approximately 939 years remaining and subject to a £5 per annum ground rent payment.









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