



## The Firs, Sherwood, Nottinghamshire NG5 3BB

**Guide Price £110,000**

GUIDE PRICE: £110,000 - £120,000

POPULAR RETIREMENT DEVELOPMENT

Larch House offers residents independent living in the privacy of their own home with the support of a warden and companionship of others. The property is conveniently located a short walk away from Sherwood's vibrant shopping area.

The first floor leasehold maisonette is accessed via a lift and has a good sized lounge and double bedroom along with a modern kitchen and bathroom - all with underfloor heating.

There is a service charge payable on this property.

NO CHAIN!





Entrance Hallway

The hallway provides access to the accommodation

Lounge

14'8" x 12'9" (4.49 x 3.90)

The lounge has a double glazed window and TV point

Kitchen

7'2" x 6'10" (2.20 x 2.10)

The kitchen has a range of units with a rolled edge work-surface, a stainless steel sink with drainer and mixer taps, space for a cooker, space for a fridge, an extractor fan and a double glazed window

Master Bedroom

16'9" x 12'9" (5.12 x 3.91)

The main bedroom has a double glazed window and access to the shower room

Bathroom

7'6" x 6'11" (2.31 x 2.12)

The bathroom has a walk in, sit down bath with shower over, low level flush WC, hand basin with pedestal, tiled walls and a heated towel rail

Outside

Outside the property there are delightfully landscaped communal gardens including a covered patio area.

This property benefits from car parking for guests and residents and a covered charging area for mobility scooters. There is also a communal lounge/function room, a laundry room and a guest bedroom available to hire

