Robert Ellis

look no further. . .

Kelham Drive
Sherwood, Nottingham NG5 1RA

A WELL PRESENTED TWO BEDROOM THIRD FLOOR APARTMENT WITH A PRIVATE PARKING SPACE

Guide Price £130,000 Leasehold

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GUIDE PRICE £130,000 - £140,000

A well-presented two bedroom top-floor apartment situated in the popular residential area of Sherwood, Nottingham. Offered to the market with no upward chain, this spacious property features a bright and airy open-plan lounge diner with bay windows, a modern fitted kitchen with integrated oven and gas hob, two well-proportioned bedrooms, and a contemporary bathroom with mains-fed shower. The apartment benefits from UPVC double glazing, gas central heating, an intercom entry system, and useful storage space including a loft. Conveniently located close to local amenities, transport links, shops, and schools, the property would make an ideal first-time purchase or investment opportunity. Additional benefits include mains services, strong broadband availability, and no known legal or material issues. Positioned within easy reach of Nottingham City Centre and nearby parks, this attractive home combines comfort, convenience, and affordability in a sought-after location.

Entrance Hallway
Entrance door, wall mounted radiator, carpeted flooring, access to the loft, intercom system, storage cupboard, doors leading off to:

Bedroom One
10'5" x 9'10" approx (3.2 x 3.0 approx)
UPVC double glazed window, wall mounted radiator, carpeted flooring.

Bedroom Two
7'6" x 9'10" approx (2.3 x 3.0 approx)
UPVC double glazed window, wall mounted radiator, carpeted flooring.

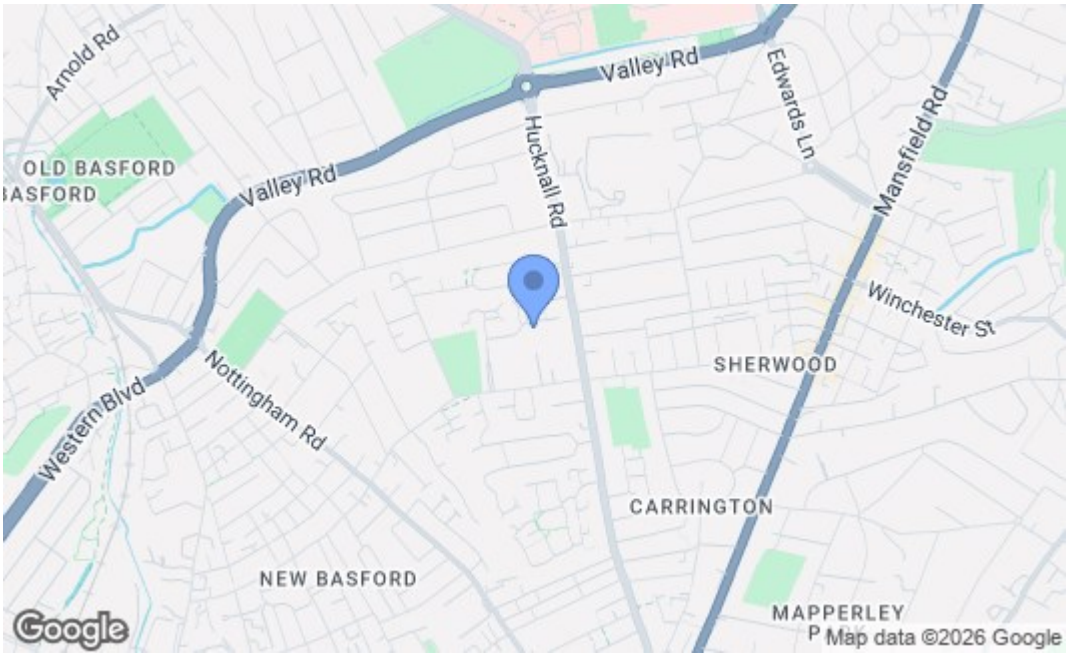
Bathroom
6'6" x 6'10" approx (2.0 x 2.1 approx)
UPVC double glazed window, tiled splashbacks, linoleum flooring, handwash basin with mixer tap, WC, panelled bath with mains fed shower over, extractor fan.

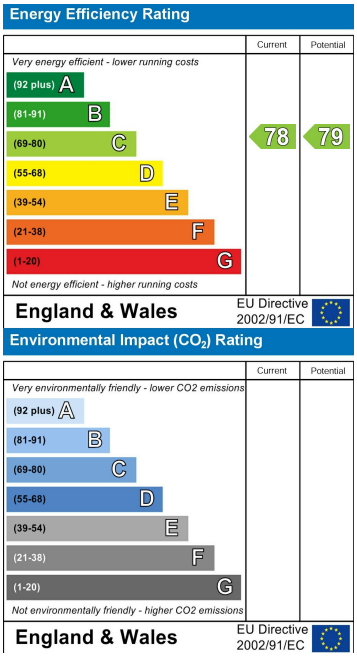
Open Plan Lounge Diner
19'4" x 21'3" approx (5.9 x 6.5 approx)
UPVC double glazed bay window, UPVC double glazed window, coving to the ceiling, wall mounted radiators, carpeted flooring, opening through to the kitchen.

Kitchen
7'10" x 6'10" approx (2.4 x 2.1 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated oven with gas hob over and extractor hood above, space and point for a fridge freezer, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, tiled splashbacks, UPVC double glazed window.

Loft

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





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.

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