



**Brookdale Court**  
**Sherwood, Nottingham NG5 3GD**

A TWO DOUBLE BEDROOM, TOP FLOOR  
MAISONETTE SITUATED IN A POPULAR  
COMPLEX IN SHERWOOD, NOTTINGHAM.

**Offers In The Region Of**

£110,000 - £120,000

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**\*\* INDEPENDENT LIVING FOR OVER 60'S \*\*Guide Price £120,000 - £130,000\*\*\***

Robert Ellis Estate agents are proud to bring to the market this fantastic TWO DOUBLE BEDROOM, TOP FLOOR MAISONETTE situated in Sherwood, Nottingham.

The property sits on an established location with shared communal mature lawned gardens with shrubbery and trees. The property also benefits from having ample communal parking and access into the communal lounge and laundry room.

Upon entry, you are greeted by the hallway with staircase and stair lift leading to the landing. Off the landing is the lounge with access to the kitchen with fitted units. The hallway also offers access to the first double bedroom, second double bedroom and newly refitted bathroom with a modern three piece suite.

This is one of Sherwood's desirable, independent living complex's for overs 60's. The area also benefits from nearby transport links allowing access into Nottingham City Centre and surrounding towns and villages.

Contact the office before it is too late!



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Built-in storage cupboard. Staircase and fitted stairlift leading to the first floor landing.

### Inner Hallway

Carpeted flooring. Ceiling light point. Loft access hatch. Intercom photo system. Built-in storage cupboard housing the immersion heater. Internal doors leading into the living room, bedrooms 1, 2 and shower room.

### Living Room

11'2" x 14'0" approx (3.42 x 4.28 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Feature fireplace incorporating a wooden mantle, tiled hearth and electric fire. Internal door leading into the kitchen.

### Kitchen

8'9" x 8'0" approx (2.68 x 2.44 approx)

Double glazed window to the rear elevation. Lino flooring. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Integrated cooker. 4 ring induction hob with extractor unit above. Space and point for a freestanding fridge freezer.

### Bedroom 1

9'4" x 12'3" approx (2.87 x 3.75 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Built-in double wardrobe with sliding mirrored doors. Built-in over the stairs storage cupboard.

### Bedroom 2

9'10" x 8'9" approx (3.02 x 2.68 approx)

Double glazed window to the front elevation. Wall mounted electric heater. Ceiling light point.

### Shower Room

Double glazed window to the side elevation. Tiled flooring. UPVC wall cladding. Wall mounted towel

radiator. Recessed spotlights to the ceiling. Modern white 3 piece suite comprising of a walk-in shower enclosure with an electric shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC.

### Outside

The property benefits from communal laid to lawn gardens and private parking.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electricity

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

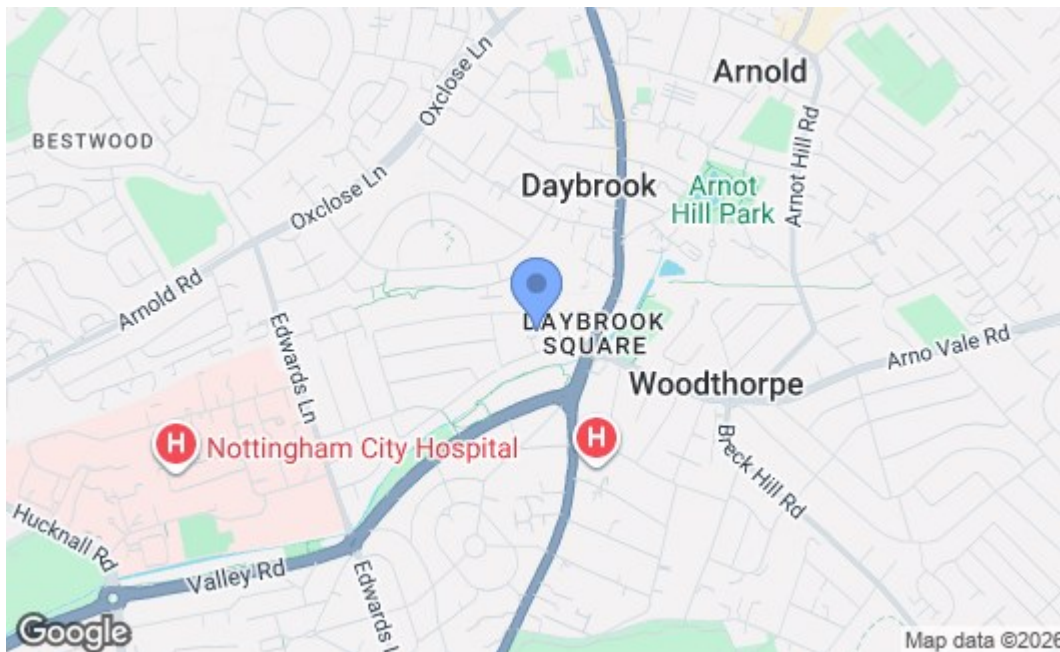
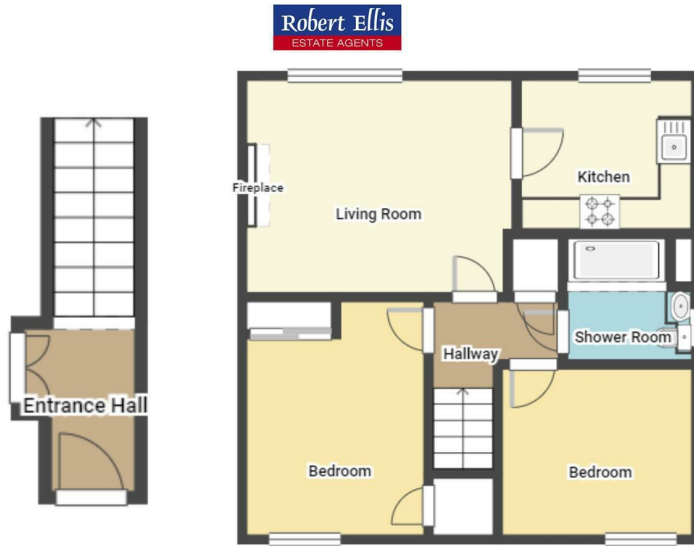
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.