Robert Ellis

look no further. . .

Royal Court, Haydn Road
Nottingham NG5 2JU

A WELL PRESENTED THREE BEDROOM APARTMENT FOR SALE IN SHERWOOD!

£179,500 Leasehold

0115 648 5485

/robertellisestateagent

@robertellisea

Robert Ellis Estate Agents are pleased to offer this well presented three bedroom duplex apartment in the popular area of Sherwood, offered with no chain, providing a straightforward purchase for first-time buyers, professionals or investors.

The property is conveniently located close to a wide range of shops, cafés, restaurants and local amenities, with excellent transport links into Nottingham City Centre.

Arranged over two floors, the lower level comprises an entrance hall, WC, a bedroom, and a spacious open-plan lounge/kitchen/diner, offering a bright and flexible living space. The upper floor features two generous double bedrooms and a modern three piece bathroom suite. Externally, the apartment benefits from well maintained communal areas and allocated parking, providing practical, low-maintenance living in a lively area of Sherwood.

Entrance Hallway
Wooden entrance door, carpeted flooring, electric storage heater, doors leading off to:

Bedroom Three
10'36 x 9'22 approx (3.05m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, electric storage heater, storage cupboard.

WC
5'98 x 2'60 approx (1.52m x 0.61m approx)
WC, carpeted flooring, tiled splashbacks, handwash basin.

Living Kitchen
15'34 x 14'50 approx (4.57m x 4.27m approx)
Electric storage heaters, laminate flooring and tiled flooring, UPVC double glazed windows to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, tiled splashbacks, oven with induction hob over and extractor hood above, integrated fridge freezer, picture rail.

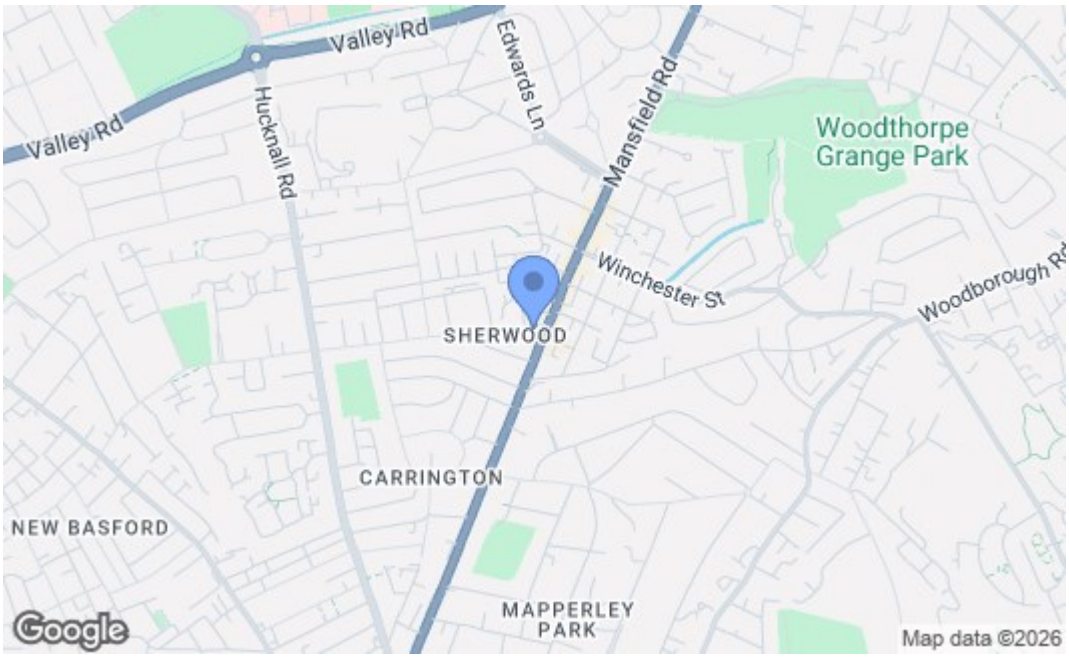
First Floor Landing
Carpeted flooring, storage cupboard, doors leading off to:

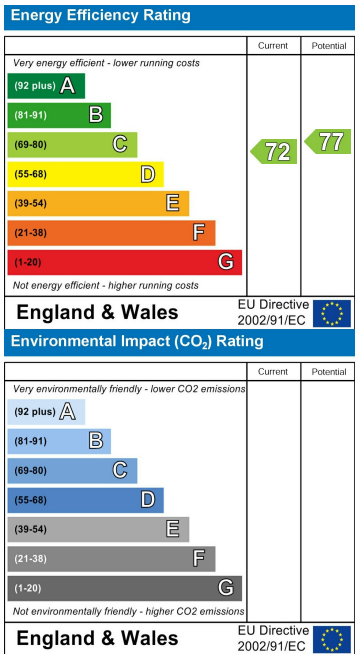
Bedroom One
14'49 x 9'58 approx (4.27m x 2.74m approx)
Windows to living kitchen, dado rail, carpeted flooring, electric storage heater.

Bedroom Two
8'38 x 9'23 approx (2.44m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, electric storage heater.

Bathroom
9'06 x 5'44 approx (2.90m x 1.52m approx)
S-shaped heated towel rail, tiled flooring, shaver point, WC, handwash basin, tiled splashbacks, bath with mains fed shower over.

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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485