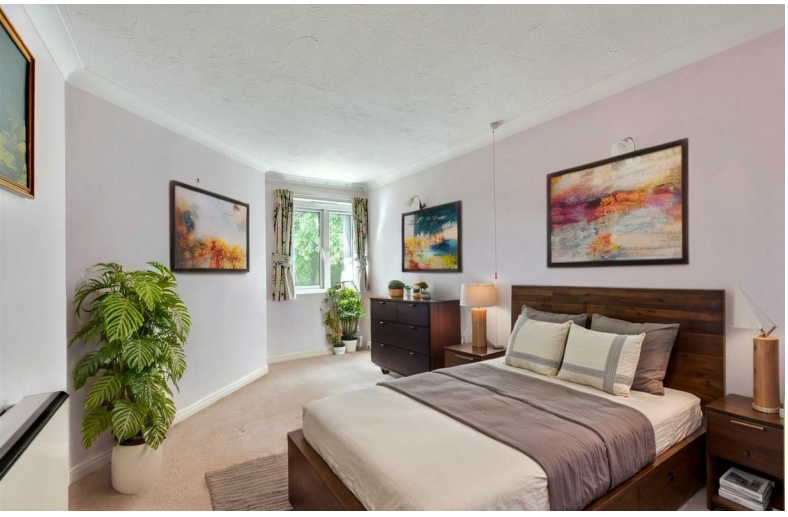
Robert Ellis

look no further...







Ribblesdale Road
Sherwood, Nottingham NG5 3GA

FANTASTIC ONE-BEDROOM APARTMENT IN SOUGHT-AFTER OVER 55s COMPLEX IN SHERWOOD

Offers In The Region Of £100,000 Leasehold

0115 648 5485

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OVER 55s INDEPENDENT LIVING – VALLEY COURT, SHERWOOD

Robert Ellis Estate Agents are proud to present this fantastic one-bedroom apartment located in the sought-after Valley Court development in Sherwood, exclusively for residents aged 55 and over.

The property offers well-maintained and comfortable accommodation, comprising an entrance hallway leading to a spacious lounge, a fitted kitchen, a double bedroom with built-in wardrobes, and a bathroom with a three-piece suite and handy storage cupboard.

Valley Court is one of Sherwood's most desirable independent living communities, set in a peaceful and established location. Residents enjoy access to beautifully maintained communal gardens with mature trees and shrubs, ample parking, a welcoming residents' lounge, a communal laundry room, and an emergency call system for peace of mind.

Don't miss this opportunity to be part of a friendly and well-supported community. Contact our office today to arrange your viewing.





Entrance Hallway
Wooden entrance door leading into the entrance hallway comprising storage cupboard, doors leading off to:

Lounge
10'6" x 19'8" approx (3.22 x 6.01 approx)
Fireplace, electric heater, coving to the ceiling, UPVC double glazed window to the front elevation, carpeted flooring, door leading through to the kitchen.

Kitchen
7'6" x 7'11" approx (2.30 x 2.43 approx)
Linoleum floor covering, space and point for fridge freezer, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, four ring electric hob with extractor hood over, oven, coving to the ceiling.

Bedroom
9'2" x 13'10" approx (2.80 x 4.22 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, built-in wardrobes, coving to the ceiling, electric heater.

Bathroom
Tiled flooring, tiled splashbacks, coving to the ceiling, spotlights to the ceiling, WC, shower with mains fed shower over, vanity wash hand basin with mixer tap.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Electric
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps 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











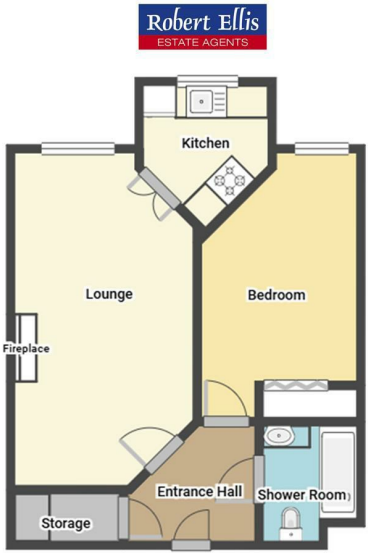

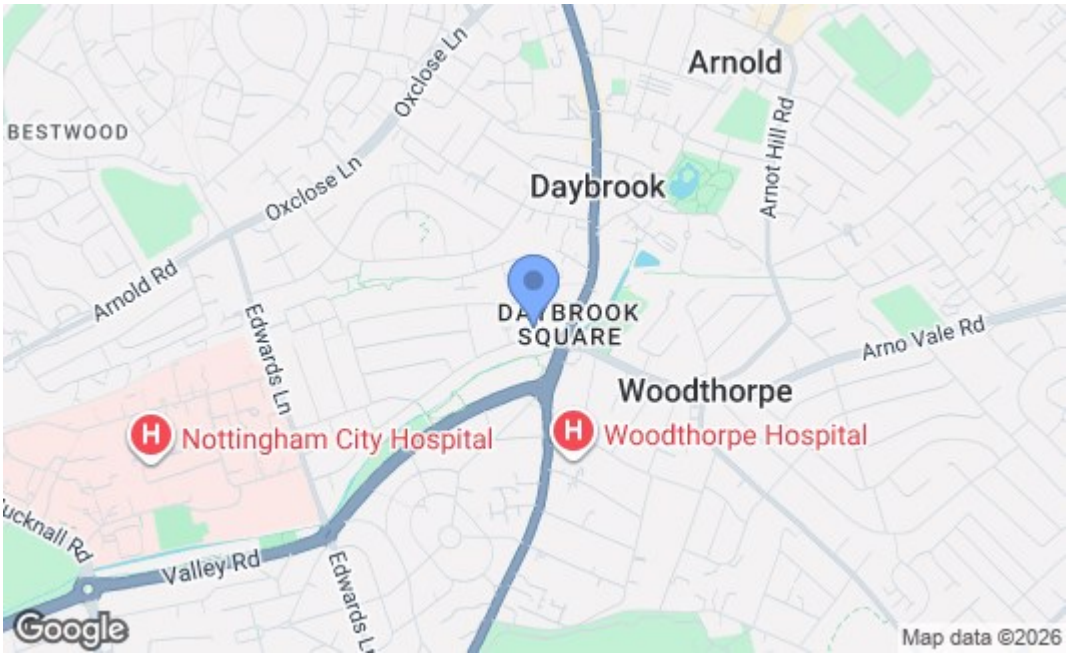

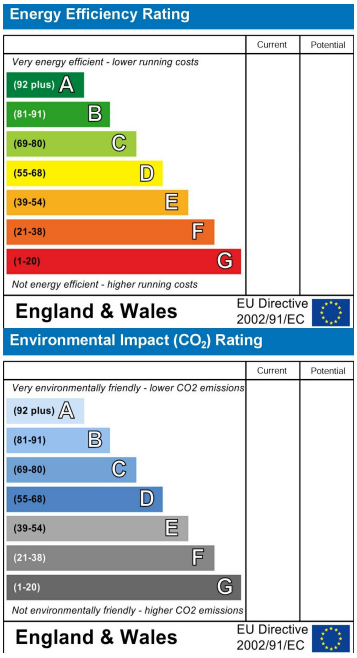

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.