Robert Ellis

look no further...







Brookdale Court
Sherwood, Nottingham NG5 3GD

GROUND FLOOR MAISONETTE WITH NO UPWARD CHAIN...

Guide Price £110,000 Leasehold



GUIDE PRICE £110,000 - £120,000

Robert Ellis are pleased to bring to the market this well-presented two-bedroom ground floor maisonette, situated in a quiet cul-de-sac location within close proximity to local shops, amenities and excellent transport links, making it ideal for first-time buyers, investors or those looking to downsize.

The accommodation comprises an entrance hall providing access to all rooms, a spacious lounge offering a comfortable living space, and a fitted kitchen with a range of wall and base units. There are two bedrooms, both serviced by a bathroom fitted with a three-piece suite.

Outside, the property benefits from permit parking and access to a communal garden, communal meeting room and laundry, providing space for residents to enjoy.

Offered to the market with NO UPWARD CHAIN, an internal viewing comes highly recommended to appreciate the accommodation and location on offer.

VIEWING IS STRONGLY RECOMMENDED.





Entrance Hallway
15'11 x 2'10 approx (4.85m x 0.86m approx)
Double glazed composite door to the side elevation providing access to the entrance hallway, ceiling light point, electric storage heaters, storage cupboard with shelving for further storage and light, airing cupboard housing the hot water cylinder, doors leading off to:

Bedroom Two
6'03 x 8'09 approx (1.91m x 2.67m approx)
UPVC double glazed window to the front elevation, ceiling light point.

Family Bathroom
6'01 x 6'02 approx (1.85m x 1.88m approx)
Three piece suite comprising panelled bath with electric Mira shower over, low level flush WC, pedestal wash hand basin, chrome heated towel rail, tiled splashbacks, ceiling light point, Dimplex wall mounted electric heater.

Living Room
11'07 x 14'01 approx (3.53m x 4.29m approx)
UPVC double glazed window and door to the rear elevation overlooking the communal gardens, ceiling light point, coving to the ceiling, electric Dimplex storage heater, feature decorative electric fireplace, doorway leading through to the fitted kitchen.

Fitted Kitchen
8'10 x 8' approx (2.69m x 2.44m approx)
With a range of matching wall and base units incorporating laminate worksurfaces over, integrated Samsung oven and hob with extractor hood above, stainless steel sink with swan neck mixer tap over, space and plumbing for an automatic washing machine, integrated fridge and freezer, tiled splashbacks, ceiling light point, UPVC double glazed window to the rear elevation, linoleum floor covering.

Bedroom One
8'11 x 12'1 approx (2.72m x 3.68m approx)
UPVC double glazed window to the front elevation, ceiling light point, wall mounted electric heater, built-in wardrobes with shelving and rail unit.

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: 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

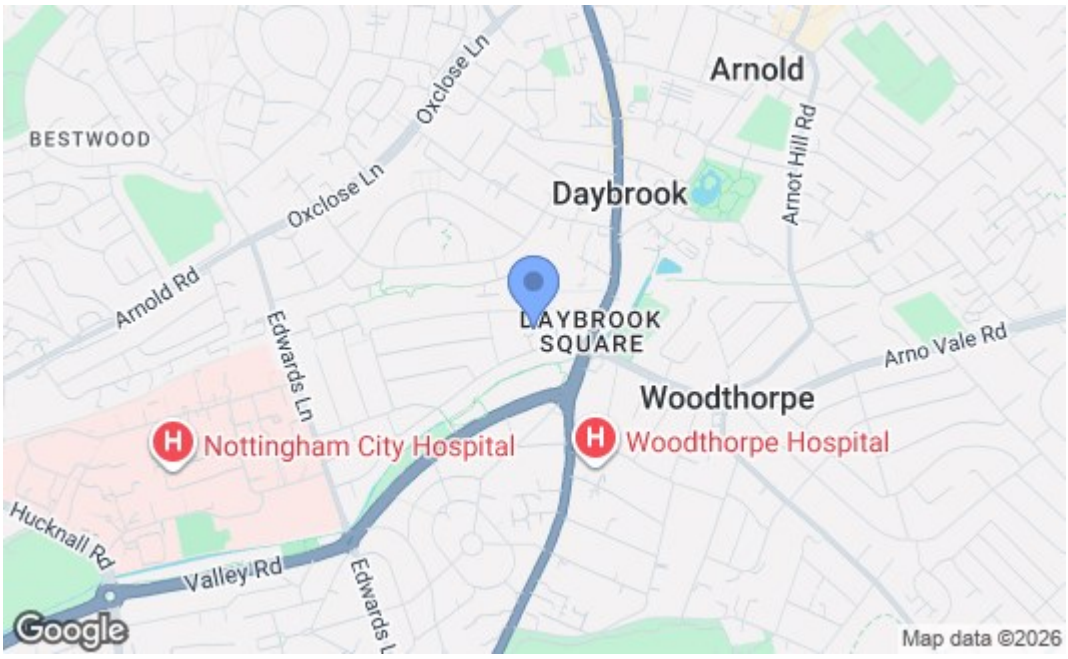


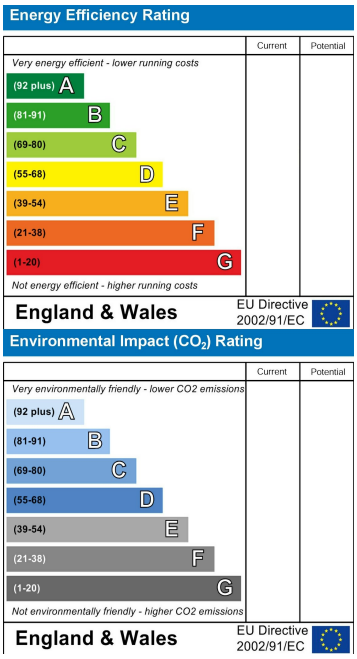












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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