Robert Ellis

look no further...







Ribblesdale Road
Sherwood, Nottingham NG5 3GA

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

**Guide Price £100,000 Leasehold**



***GUIDE PRICE £100,000 - £110,000***

A well-presented ground floor one bedroom apartment situated within a popular and well-maintained development in the sought-after area of Sherwood, offering comfortable and low-maintenance living ideally suited to a range of buyers.

The property benefits from a secure communal entrance and is positioned on the ground floor, providing ease of access. Internally, the accommodation comprises a spacious lounge with feature fireplace and double doors opening through to the kitchen, creating a light and airy living space. The kitchen is fitted with a range of wall and base units, offering practical storage and workspace.

The bedroom is well-proportioned and benefits from fitted storage, while the bathroom is fitted with a modern suite including a walk-in shower, designed with convenience in mind.

Externally, the development is set within attractive communal gardens, offering a pleasant and peaceful environment for residents. The complex itself is well regarded, benefiting from well-kept surroundings, communal facilities and a strong sense of community, making it a highly desirable place to reside.

Situated within easy reach of local amenities, shops and transport links, this property represents an excellent opportunity for first-time buyers, downsizers or investors looking for a well-located apartment.







Entrance Hallway
Storage cupboard, carpeted flooring, doors leading off to:

Bathroom
6'39 x 5'10 approx (1.83m x 1.78m approx)
Linoleum flooring, tiled splashbacks, coving to the ceiling, WC, shower cubicle with electric shower over, vanity wash hand basin with mixer tap over.

Bedroom
12'40 x 8'80 approx (3.66m x 2.44m approx )
UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, built-in wardrobes, storage heater.

Lounge
10'24 x 19'60 approx (3.05m x 5.79m approx)
Carpeted flooring, electric fire, coving to the ceiling, UPVC double glazed window, UPVC double glazed door leading out the garden area.

Kitchen
7'12 x 6'75 approx (2.13m x 1.83m approx)
Tiled flooring, UPVC double glazed window to the front elevation, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, four ring electric hob, electric oven, space and point for a fridge, space and point for freezer.

Outside
One parking space externally.

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 17mbps 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



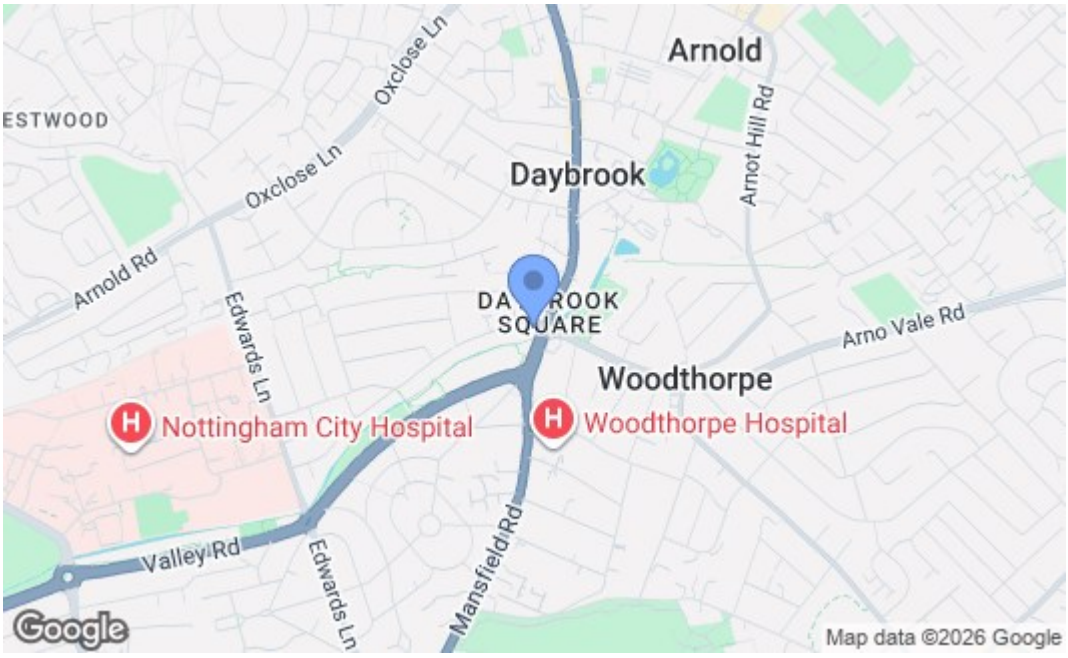


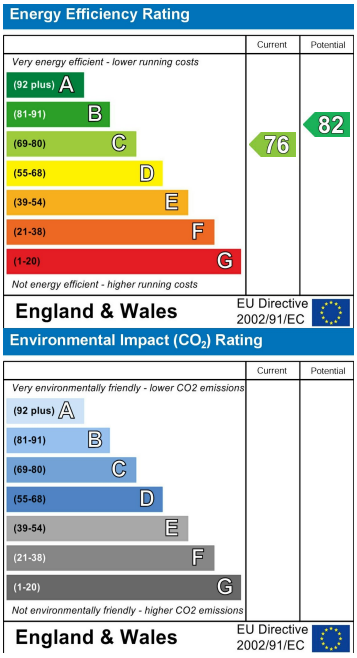









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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