Robert Ellis

look no further. . .







Sheridan Way
Sherwood, Nottingham NG5 1QH

THIRD FLOOR TWO BEDROOM APARTMENT IN A WELL MAINTAINED DEVELOPMENT

Guide Price £135,000 Leasehold



Guide price £135,000 - £140,000

WELL PRESENTED TWO-BEDROOM THIRD-FLOOR APARTMENT SITUATED WITHIN A POPULAR AND WELL-MAINTAINED DEVELOPMENT, OFFERING SPACIOUS ACCOMMODATION AND ALLOCATED PARKING, IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS.

Robert Ellis are pleased to bring to the market this spacious and well-proportioned two-bedroom third-floor apartment, positioned within a sought-after residential development conveniently located for easy access to Sherwood, Arnold and Nottingham City Centre.

The property benefits from secure communal access leading into the building, with stairs rising to the third floor. Upon entering the apartment, an entrance hallway provides access to all accommodations.

The open plan lounge diner is a bright and spacious room with windows overlooking the green, providing ample space for both living and dining furniture, creating an ideal area for relaxing or entertaining.

The fitted kitchen comprises a range of wall and base units with work surfaces over, an integrated oven and hob, and space for further appliances.

There are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for use as bedrooms, guest rooms or a home office.

The bathroom is fitted with a three-piece suite comprising a panelled bath with a shower over, a wash hand basin and a low flush WC.

Externally, the property benefits from allocated parking and well-maintained communal gardens.

Situated in a convenient and popular location, the property offers easy access to a range of local amenities, excellent transport links and Nottingham City Centre, making this an excellent opportunity for owner occupiers and investors alike.

An early viewing is highly recommended.





Entrance Lobby
3' x 3'11 approx (0.91m x 1.19m approx)
Secure access door, alarm control system, electrical consumer unit, ceiling light point, internal panelled door leading to inner entrance hallway.

Inner Entrance Hallway
11'11 x 6'03 approx (3.63m x 1.91m approx)
Wall mounted radiator, communal entry system, ceiling light point, loft access hatch, two useful storage cupboards, panelled doors leading off to:

Fitted Kitchen
9'05 x 8'08 approx (2.87m x 2.64m approx)
UPVC double glazed window to the front elevation overlooking the green, a range of matching wall and base units with worksurfaces over incorporating a stainless steel sink with mixer tap over, space and plumbing for an automatic washing machine, space and plumbing for a freestanding dishwasher, integrated oven with four ring stainless steel gas hob over and extractor hood above, tiled splashbacks, tiling to the floor, ceiling light point, space and point for a freestanding fridge freezer, gas central heating combination boiler housed within a matching cabinet.

Bathroom
9' x 5'02 approx (2.74m x 1.57m approx)
UPVC double glazed window to the rear elevation, low level flush WC, panelled bath with mains fed shower over, pedestal wash hand basin, tiled splashbacks, wall mounted radiator, tiling to the floor, ceiling light point.

Bedroom Two
9' x 9'05 approx (2.74m x 2.87m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

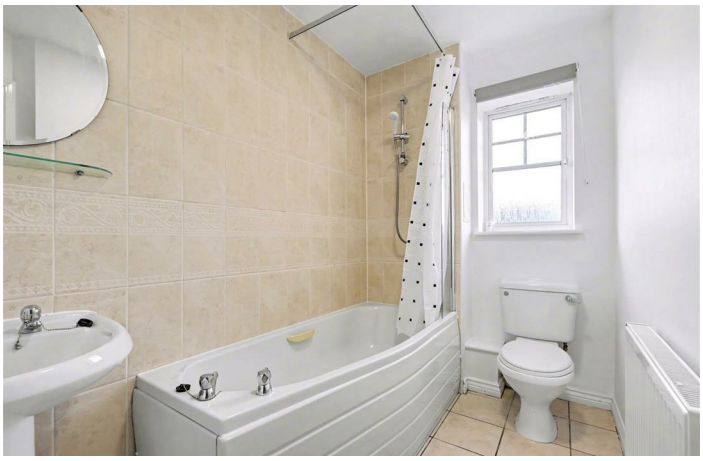
Bedroom One
8'8 x 13'04 approx (2.64m x 4.06m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Open Plan Lounge Diner
13'06 x 15'02 approx (4.11m x 4.62m approx)
Two UPVC double glazed windows to the front elevation overlooking the green, wall mounted radiators, ceiling light points, ample space for both living and dining areas.

Outside
Allocated parking to the rear elevation within the car park.

Communal gardens.

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 13mbps 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



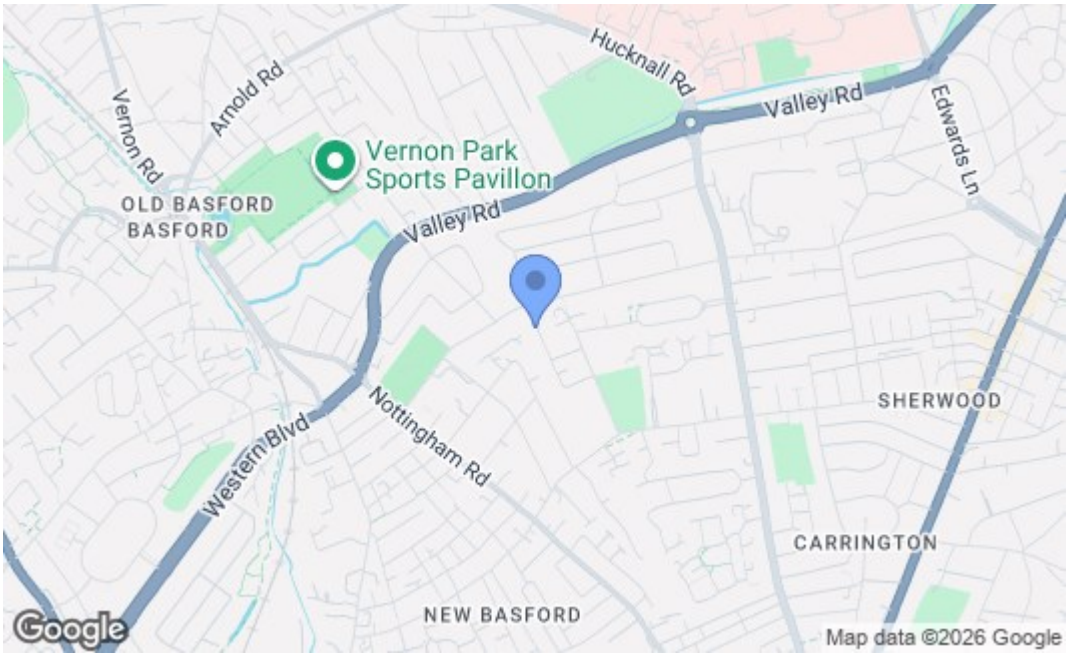


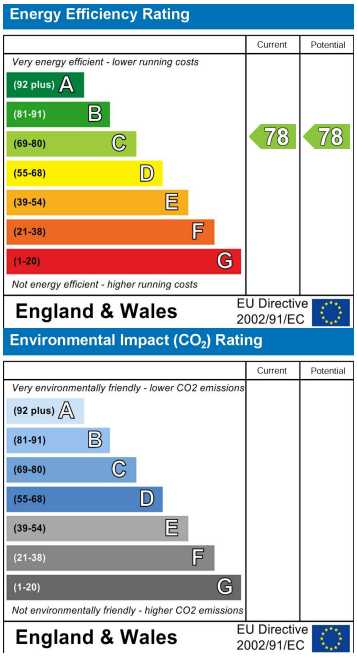












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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