Robert Ellis

look no further...

Ribblesdale Road
Sherwood, Nottingham NG5 3GA

A ONE BEDROOM, GROUND FLOOR APARTMENT SITUATED IN VALLEY COURT, SHERWOOD.

£100,000 Leasehold

** GROUND FLOOR ** OVER 55'S COMPLEX **

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC ONE BEDROOM, GROUND FLOOR APARTMENT situated within VALLEY COURT, SHERWOOD.

Upon entry, you are welcomed into the hallway which leads to the lounge, kitchen with fitted units, bedroom with fitted wardrobes and the bathroom with three piece suite and storage cupboard.

This is one of Sherwood's desirable, independent living complexes for those over 55. The property sits on an established location with shared communal mature lawned gardens with shrubbery and trees. The property also benefits from having ample communal parking, communal lounge, communal washing room and emergency call service.

Ground floors are a rarity so make the most of this! Contact our office to arrange your viewing now.

Entrance Hallway
7'7" x 7'1" approx (2.33 x 2.16 approx)
Wooden entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Large built-in storage cupboard with carpeted flooring, housing water tank and shelving (1.89 x 0.87 m approx.) Internal doors leading into the living room, bedroom and bathroom.

Living Room
19'7" x 10'11" approx (5.97 x 3.33 approx)
UPVC double glazed door to the rear elevation. Newly fitted carpeted flooring. Wall mounted storage heater. Wall light points. Coving to the ceiling. Feature fireplace with wooden mantle, marble hearth and surround. Glazed doors leading into the kitchen.

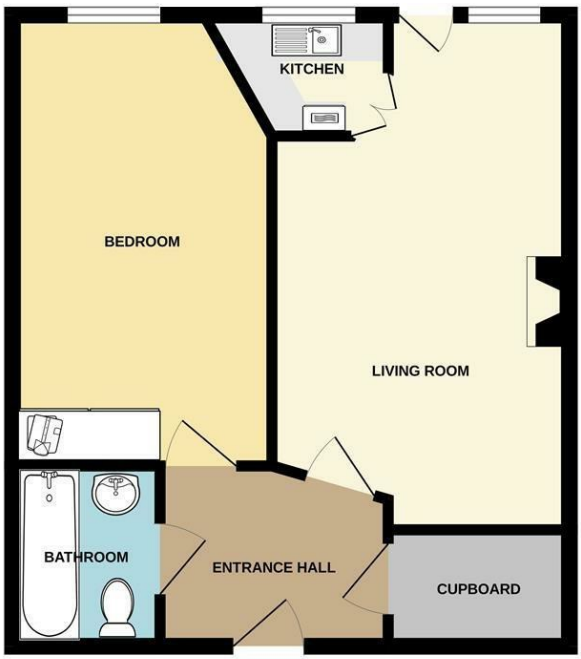
Kitchen
8'0" x 7'6" approx (2.44 x 2.30 approx)
UPVC double glazed window to the rear elevation. Vinyl flooring. Tiled splashbacks. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating worksurfaces. Stainless steel sink and drainer unit with hot and cold taps. Integrated oven. 4 ring induction hob with extractor unit above. Space and points for freestanding fridge and freezer.

Bedroom
15'11" x 9'1" approx (4.87 x 2.79 approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted storage heater. Wall light points. Coving to the ceiling. Built-in mirrored wardrobe (0.57 x 1.71 m approx.)

Bathroom
5'6" x 6'9" approx (1.70 x 2.07 approx)
Vinyl flooring. Fully tiled walls. Wall mounted towel radiator. Wall light point. Extractor fan. Emergency call button. 3 piece suite comprising of a panel bath with hot and cold taps and electric shower unit above, sink with dual heat tap and storage cupboard below and a WC.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Septic Tank : No
Broadband: BT, Sky
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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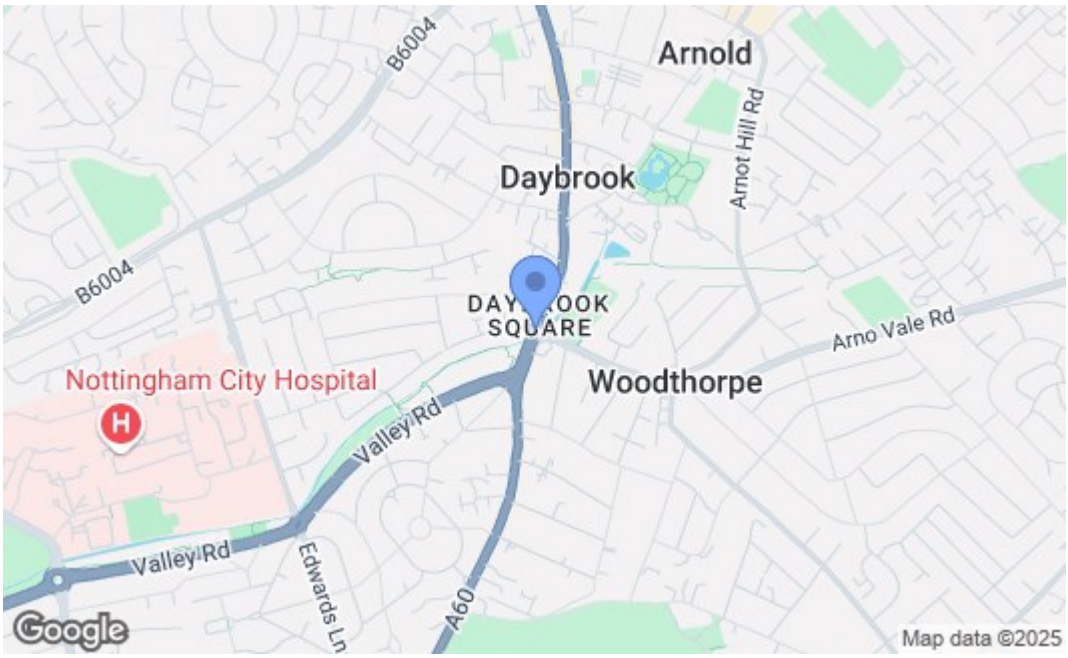

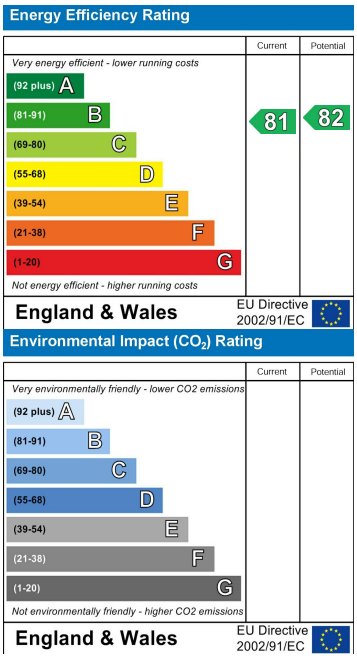

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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