



Sandby Court,
Chilwell, Nottingham
NG9 4ER

£115,000 Leasehold



A RECENTLY, PART REFURBISHED TOP FLOOR TWO BEDROOM APARTMENT IN A RETIREMENT DEVELOPMENT.

With both the kitchen and the bathroom having been recently renovated by the current owner, this apartment would make the ideal purchase for any buyer looking to downsize within the area.

Situated in a welcoming building, the apartment is within easy reach of a variety of local amenities including shops, the pharmacy, and public houses. The position of the apartment also offers easy access to both bus and tram transport links for journeys in and around the city.

In brief the internal accommodation comprises, Entrance hall, living room, kitchen, one double bedroom, one single bedroom and shower room.

There is also the advantage of a communal dining space with optional coffee mornings and events and a communal outdoor seating area. There is also the benefit of visitor parking spaces.

With the benefit of double glazing with newly fitted windows and units throughout with a transferable guarantee and a convenient location this property is well worthy of an early internal viewing.



Communal Entrance

Secure entrance door with intercom system.

Entrance Hall

Door through to a carpeted entrance hall, with two storage cupboards one housing the water tank.

Living Room

20'2" x 9'6" approx (6.17m x 2.92m approx)

Spacious room with UPVC double glazed window to the front aspect.

Kitchen

11'9" x 5'10" approx (3.6m x 1.79m approx)

Newly fitted kitchen with a range of wall, base and draw units and work surfaces over, inset one and half bowl sink with drainer. Integrated appliances to include electric oven, hob and microwave with extractor fan above. Space and fittings for freestanding fridge/ freezer. UPVC double glazed window to the front aspect.

Bedroom 1

10'8" x 9'3" approx (3.27m x 2.82m approx)

Fitted wardrobe and UPVC double glazed window to the front aspect.

Bedroom 2

11'10" x 5'9" approx (3.62m x 1.77m approx)

UPVC double glazed window to the front aspect.

Shower Room

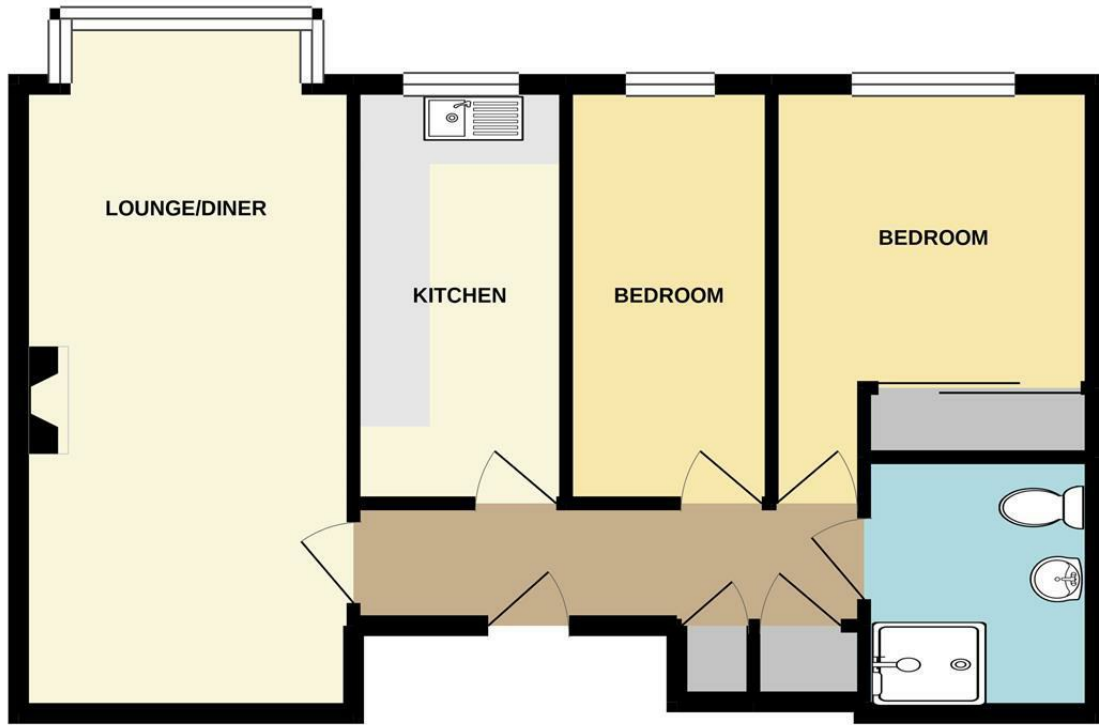
Newly fitted walk-in electric power shower, with glass shower screen, wash hand basin and low flush w.c.

Agents Notes

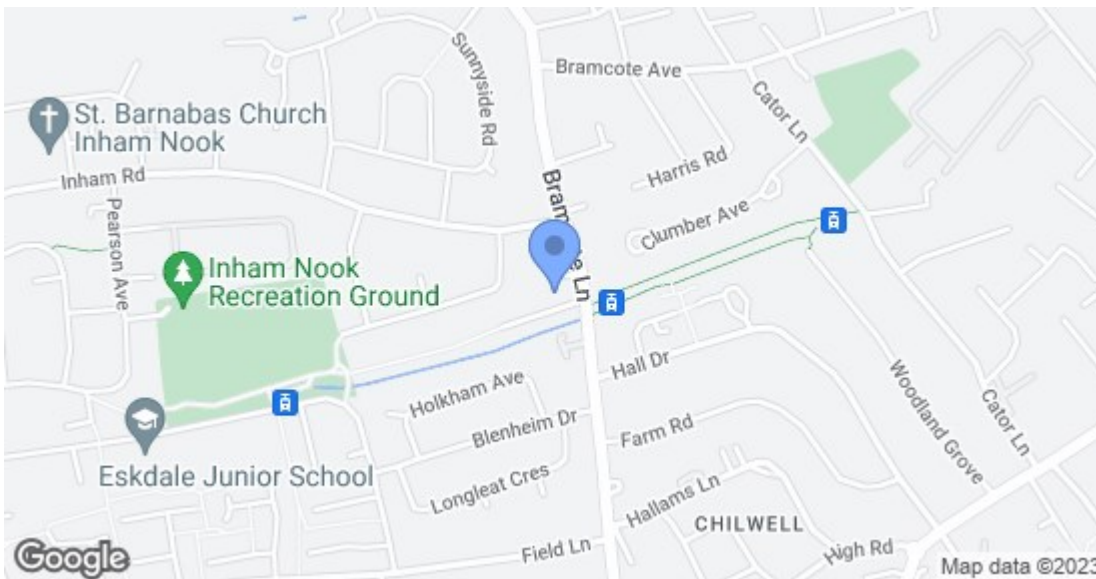
The property is leasehold with a 99 year lease which commenced 9.3.90



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.