Robert Ellis

look no further...

Sandby Court,
Beeston, Nottingham
NG9 4ER

£100,000 Leasehold

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A two bedroom ground floor flat, situated within close proximity to the main door exclusively for the over 55s.

Ideally placed within easy reach of local shops, the doctors surgery and transport links including the NET tram, this property is considered an ideal opportunity for those that have retired or looking to downsize.

In brief, the internal accommodation comprises: Entrance hall, spacious living room, kitchen, a double bedroom, a further single bedroom, and a shower room.

Outside the property benefits from ample visitors car parking and communal gardens. There is the advantage of a communal entertaining room for regular coffee mornings and get togethers. The building i????? with Emergency pull cords in each room.

Offered to the market with the benefit of no upward chain, this property is well worth an early viewing.

Communal Entrance
A communal entrance door with intercom system leads to the communal hallway. The flat is located on the ground floor on the left hand side with a Key safe provided right next to the entrance door.

Entrance
Carpeted entrance hall with electric storage heater, airing cupboard housing the hot water cylinder and additional storage cupboard.

Living Room
20'2" x 9'4" (6.15 x 2.86)
Carpeted room with electric storage heater, electric fireplace and UPVC double glazed window to the rear aspect.

Kitchen
11'8" x 5'10" (3.58 x 1.78)
With wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splashbacks. Space and fittings for freestanding appliances to include fridge/freezer, washing machine and electric oven. UPVC double glazed window to the rear aspect.

Bedroom One
10'5" x 9'1" (3.19 x 2.77)
Carpeted room with electric storage heater, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two
11'8" x 5'9" (3.58 x 1.76)
Carpeted room with electric storage heater and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a three piece suite comprising walk in electric power shower with glass shower screen, wash hand basin and WC.

Outside
Outside the property benefits from ample visitors car parking and communal gardens. There is the advantage of a communal entertaining room for regular coffee mornings and get togethers.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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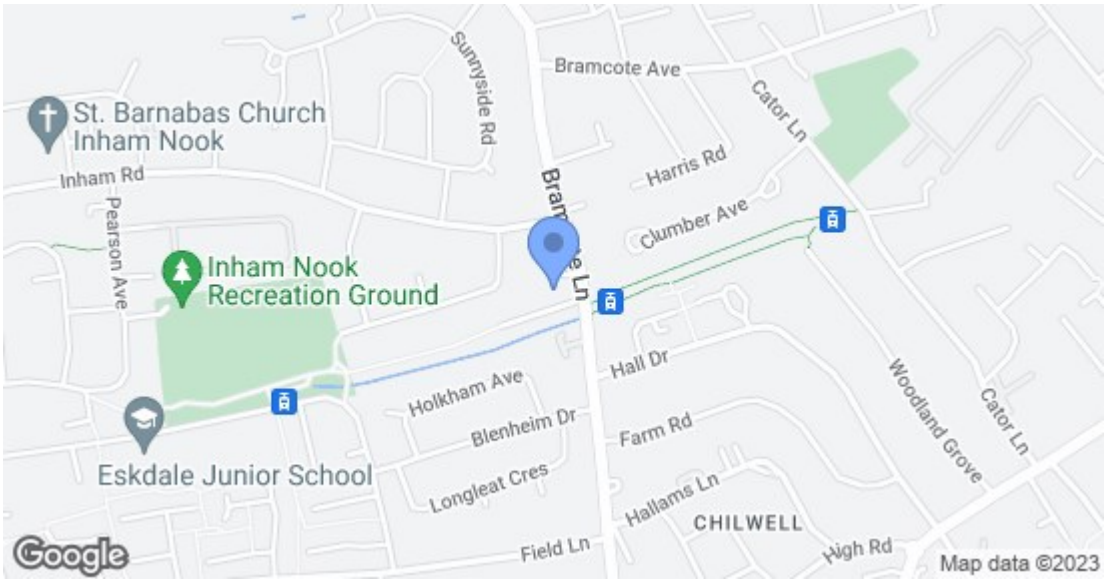

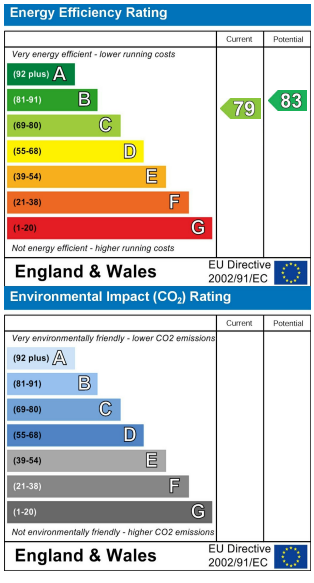

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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