



Robinson Court,
Chilwell, Nottingham
NG9 6RF

£160,000 Leasehold



A beautifully presented, two double bedroom ground floor apartment.

Situated in this sought-after and convenient residential location, readily accessible for a range of local shops and amenities including: schools, transport links, Chilwell Retail Park, Attenborough Nature Reserve and Beeston Town Centre, and the A52 and M1 are a short distance away for journeys further afield. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including: first time buyers, young professionals, and buy to let investors.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen, main bedroom suite, a further second bedroom, and a bathroom.

Outside the property benefits from: lawned communal gardens to the front, and to the rear there is a secure gated carpark with a designated parking space and extra visitors spaces.

Having been upgraded and renovated by the current vendors throughout, including: a new kitchen and new bathrooms, this lovely apartment is offered to the market with the benefit of ready to move in condition. An early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall

Entrance door, built in airing cupboard housing the new hot water cylinder, useful storage cupboard, and doors to the bathroom, two bedrooms, kitchen and lounge.

Lounge

A carpeted reception room with UPVC double glazed window, radiator and spotlights to ceiling.

Kitchen

Fitted with a range of modern wall, base and drawers units, work surfaces, sink and drainer unit with mixer tap, integrated double electric oven, with electric hob and air filter over, tiled splashback, laminate flooring, space for a fridge freezer, plumbing for a washing machine and dishwasher, electric radiator, spotlights to ceiling and UPVC double glazed window.

Bedroom One

A carpeted double bedroom with UPVC double glazed window, electric radiator and door to the en-suite.

En-Suite

Incorporating a three piece suite comprising: shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, spot lights to ceiling, extractor fan and a wall mounted electric heater.

Bedroom Two

A carpeted double bedroom with electric radiator and UPVC double glazed window to the rear.

Bathroom

Incorporating a three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, tiled splash back, laminate flooring, heated towel rail, spot lights to ceiling and UPVC double glazed window to the rear.

Outside

The property benefits from: lawned communal gardens to the front, and to the rear there is a secure gated carpark with a designated parking space and extra visitors space.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.5 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 (CO ₂) 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		
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