



Sandby Court,
Chilwell, Nottingham
NG9 4ER

£110,000 Leasehold



Ideally placed Sandby Court has access to a wide range of local amenities including shops, healthcare facilities, public houses, parks and transport links, with the tram stop being right on your doorstep.

This great property would be considered an ideal opportunity for a wide range of purchasers including anyone looking to downsize or anyone looking to relocate to this convenient location for a more supported way of living.

In brief the internal accommodation comprises; An entrance hall, open plan living and dining room, kitchen, two bedrooms and bathroom.

The development benefits from communal areas available to all residents including a spacious garden, dining hall with optional gatherings and hobby groups and a laundry room.

Having been well looked after by the current homeowner this great apartment is offered to the market with triple glazing, newly fitted carpeted and is well worthy of an early internal viewing.



Communal Entrance Hall

Communal door with intercom to each apartment and lift or stair access to the first floor.

Entrance Hall

A carpeted hallway with two useful storage cupboards, one housing the water tank.

Living Dining Room

20'3" x 9'6" (6.19m x 2.91m)

A carpeted reception room, with UPVC triple glazed box bay window to the rear aspect and flame effect electric fire.

Kitchen

11'9" x 5'10" (3.60m x 1.80m)

A range of wall, base and drawer units, work surfacing with tiled splashbacks, sink and drainer unit, UPVC triple glazed window to the rear aspect. Space and fittings for freestanding appliances to include electric cooker and fridge freezer.

Bedroom One

9'1" x 8'5" (2.79m x 2.57m)

A carpeted double bedroom, with electric heater, fitted wardrobes and UPVC triple glazed window to the rear aspect.

Bedroom Two

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

A carpeted single bedroom, with UPVC triple glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and bath, part tiled walls, electric towel rail and extractor fan.

Outside

A communal outdoor seating area with mature shrubs and greenery.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Electric

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: All prospect residents are required to have an interview with site manager before purchase.

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

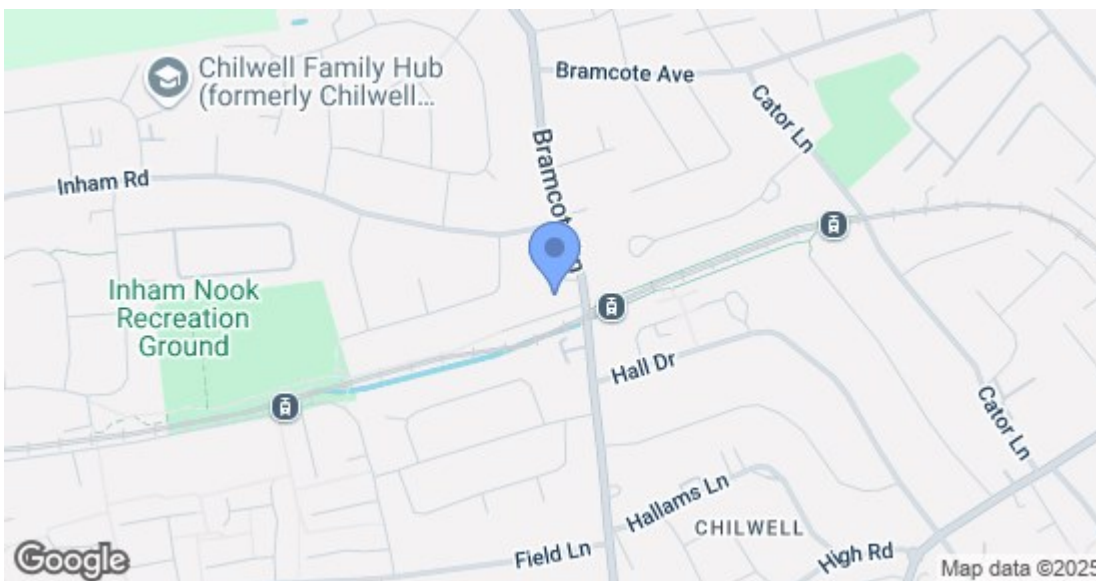
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No





1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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			
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.