

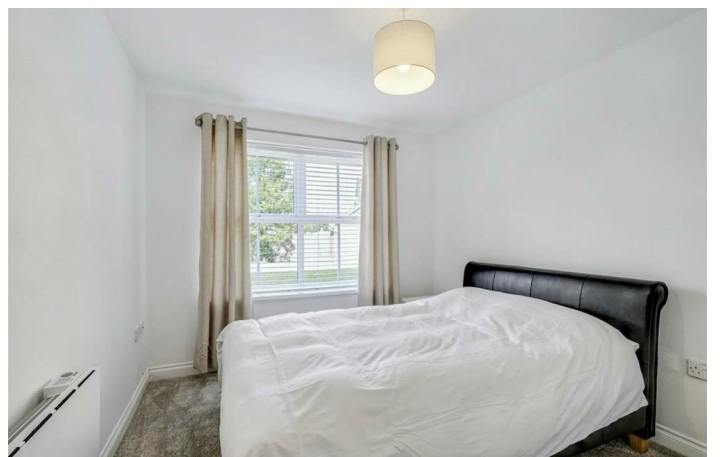
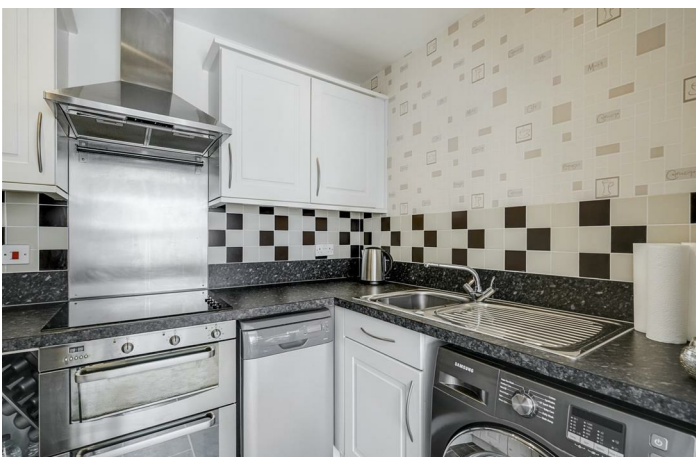


Robinson Court,  
Chilwell, Nottingham  
NG9 6RF

**£165,000 Leasehold**



Positioned within easy reach of Attenborough Nature Reserve, this home enjoys a peaceful yet highly convenient setting. Local amenities include Tesco, Marks & Spencer, healthcare services, schools. The area is well-served by public transport links, making commuting and travel hassle-free.



### Entrance Hall

Secure hardwood front door leading into a welcoming hallway, with fitted carpet and a useful storage cupboard housing the upgraded water tank system.

### Living & Dining Room

16'5" x 12'4" (5.02m x 3.77m )

A bright and spacious reception area, complete with fitted carpet, electric wall heater, and two large UPVC double-glazed windows providing ample natural light.

### Kitchen

8'0" x 6'1" (2.46m x 1.87m )

Fitted with a range of wall and base units with coordinating work surfaces and tiled splashbacks. Includes stainless steel sink with mixer tap, inset electric hob with extractor fan, integrated oven, and space for freestanding appliances such as a fridge freezer, washing machine, and dishwasher.

### Bedroom One

10'6" x 9'4" (3.21m x 2.87m )

A comfortable double bedroom to the rear aspect, featuring fitted carpet, UPVC double-glazed window, and a wall-mounted electric heater.

### Bedroom Two

12'2" x 6'9" (3.73m x 2.06m )

A second double bedroom, also with rear-facing UPVC double-glazed window, electric wall heater, and fitted carpet.

### Bathroom

Comprising a three-piece suite with low-flush WC, pedestal wash basin, and bath with mains power shower and glass screen. Part tiled walls, extractor fan.

### Outside

The property is set within a well-kept development featuring a secure gated entrance, allocated parking, and additional visitor bays. Attractive communal gardens provide green space for residents to enjoy.

### Material Information:

Tenure: Leasehold

Construction: Traditional Brick

Water & Sewerage: Mains

Heating: Electric

Solar Panels: None

Building Safety Concerns: None Reported

Planning / Building Regulations Issues: None Known

Restrictions / Easements: None

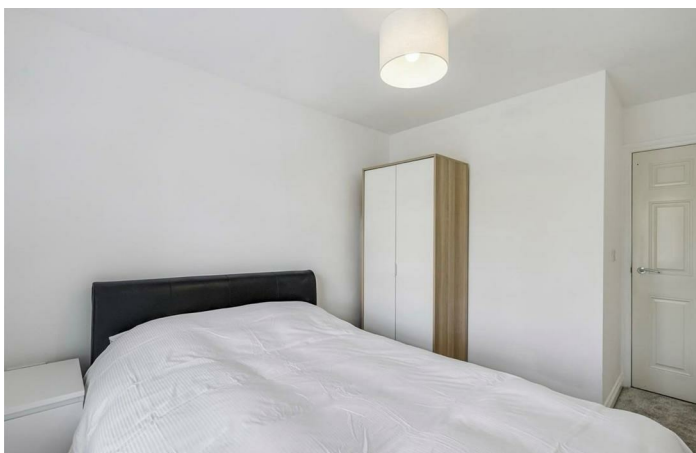
Flood Risk: No history of flooding reported

Loft Spray Foam: N/A

Accessibility Modifications: None

### Disclaimer:

These particulars are provided as a general guide only and do not constitute part of an offer or contract. Prospective buyers should verify any specific points of importance. All measurements are approximate, and no equipment or systems have been tested. Further details and material information are available upon request.

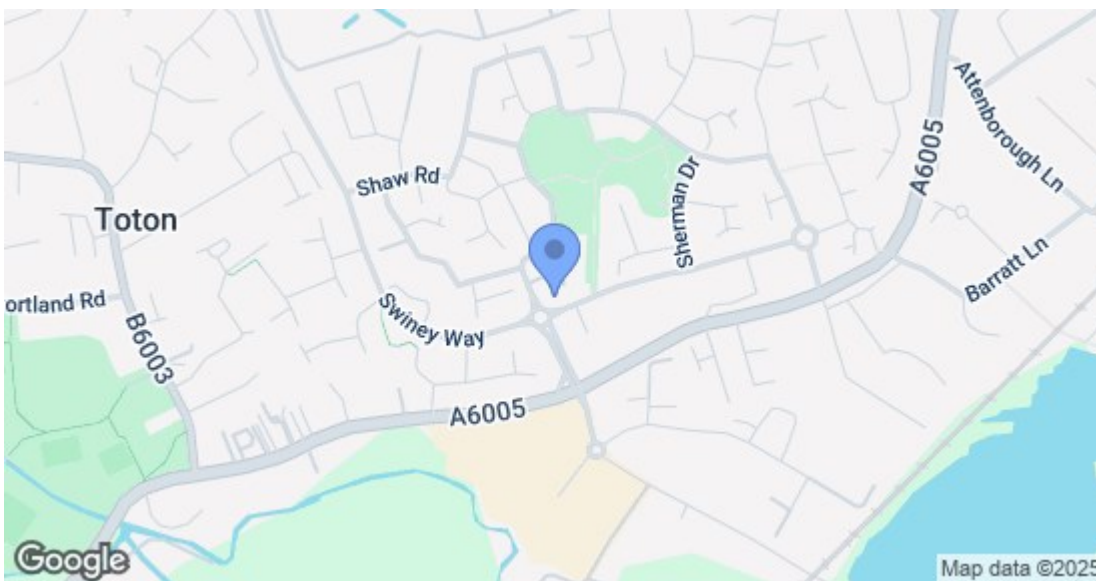




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, room and any other space are approximate and no responsibility is taken for any error.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.