



4 Sandby Court,  
Chilwell  
NG9 4ER

**£97,500 Leasehold**





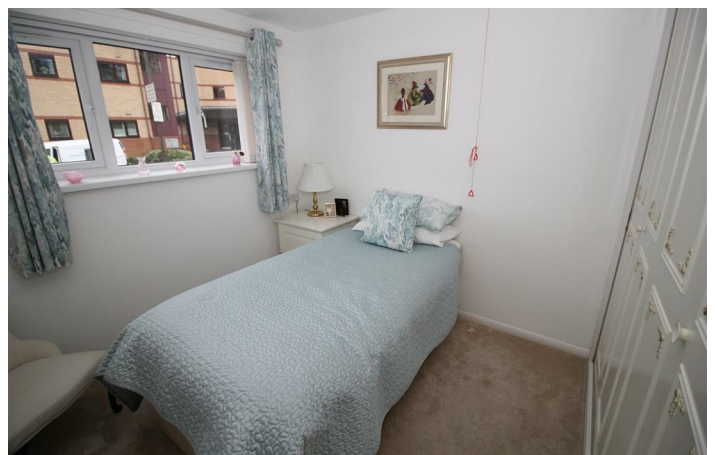
A beautifully presented ground floor two bedroom flat in a sought after and convenient development exclusively for the over 55s.

Having been upgraded by the current vendor, this bright and contemporary apartment with a modern kitchen and shower room offers ready to move into accommodation and is available to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises: Entrance hall with useful storage cupboards, a through lounge diner, kitchen, two bedrooms and shower room.

Outside the property has the benefit of communal parking to the front of the development and enclosed gardens to the side and rear with seating areas, patios and stocked beds and borders.

Being ideally placed for easy access to a doctor's surgery and the NET tram as well as having some communal areas such as a lounge and laundry, this easily maintained apartment is considered a great opportunity.



### Communal Entrance Hallway

A communal entrance door with intercom system leads to the communal hallway with lift to upper levels, the Warden's office and communal lounge.

### Entrance Door

Leads to hallway with phone for the intercom system an emergency pull cord, electric heater, airing cupboard housing the Ariston water heater and two further useful cupboards.

### Lounge/Diner

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

UPVC double glazed bay window to the front, radiator and fuel effect electric fire with Adam style surround.

### Kitchen

11'10" x 5'10" (3.61 x 1.80)

With modern fitted wall and base units, work surfacing with splashbacks, inset electric hob with air filter above, inset electric oven, integrated fridge and freezer, integrated washing machine, single sink and drainer with mixer tap and UPVC double glazed window.

### Bedroom One

10'7" x 9'2" + door recess (3.23 x 2.80 + door recess)

With UPVC double glazed window, wall mounted electric heater and fitted wardrobe.

### Bedroom Two

11'9" x 5'10" (3.58m x 1.78m)

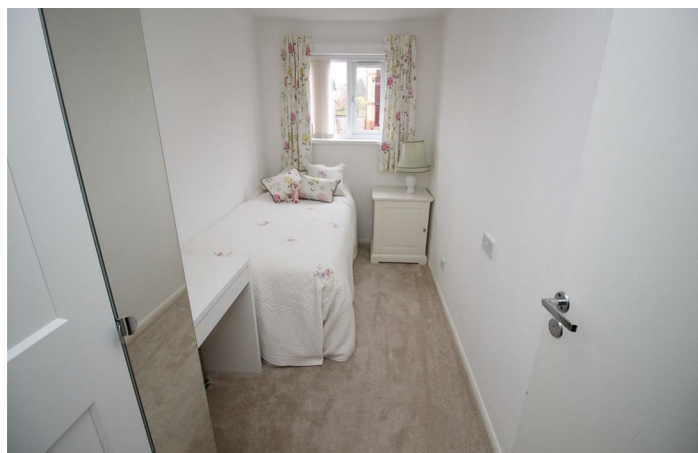
With UPVC double glazed window.

### Shower Room

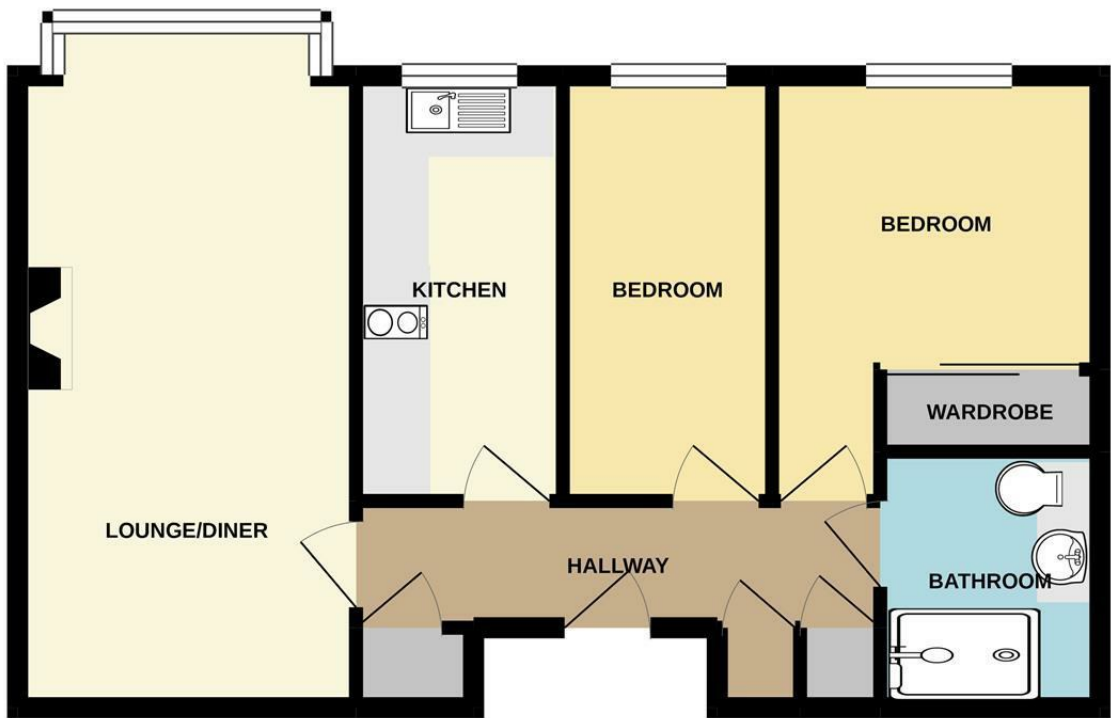
With a modern suite in white comprising WC and wash hand basin inset to vanity unit with mirror fronted cabinet above, double shower cubicle with Triton shower, part tiled walls, wall mounted heated towel rail, extractor and wall mounted fan heater.

### Outside

Outside the property has the benefit of being set in communal landscaped gardens with stocked beds and borders, patio and shrubs and trees. There is also the benefit of communal parking to the front.



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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		
	62	73
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		
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.