



Sandby Court,  
Chilwell, Nottingham  
NG9 4ER

**£95,000 Leasehold**



A recently renovated two bedroom second floor flat.

Situated in this purpose built development for the over 55's, sits this well presented and contemporary two bedroom flat that has been comprehensively renovated to a good standard throughout and now offers ready to move into accommodation.

In brief the internal accommodation comprises; entrance hall with storage cupboards, lounge diner, kitchen, two bedrooms and wet room.

Outside of the property there is a small garden within this block and also further additional garden and outside space within Block A.

Conveniently situated for the local doctors surgery, shops including the Co-op and the NET tram, this excellent property offers low maintenance living with communal facilities such as a shared lounge and garden.



A communal entrance door intercom system leads to the communal hallway, with stairs and a lift both leading up to the second floor.

#### Entrance Hall

Entrance door to the front, cloaks cupboard, further airing cupboard housing the hot water cylinder.

#### Lounge Diner

20'4" x 9'6" (6.21m x 2.90m )

UPVC double glazed bay window to the front and electric heater.

#### Kitchen

11'9" x 5'11" (3.59m x 1.81m )

Fitted with modern wall and base units, work surfacing with splashbacks, single sink and drainer unit with mixer tap, an induction hob with air filter above, inset electric oven, plumbing for a washing machine, integrated fridge and freezer, inset ceiling spot lights and UPVC double glazed window.

#### Bedroom One

10'7" x 9'1" plus door recess (3.24m x 2.78m plus door recess )

UPVC double glazed window, electric storage heater and fitted wardrobes.

#### Bedroom Two

11'9" x 5'9" (3.59m x 1.77m )

UPVC double glazed window and electric heater.

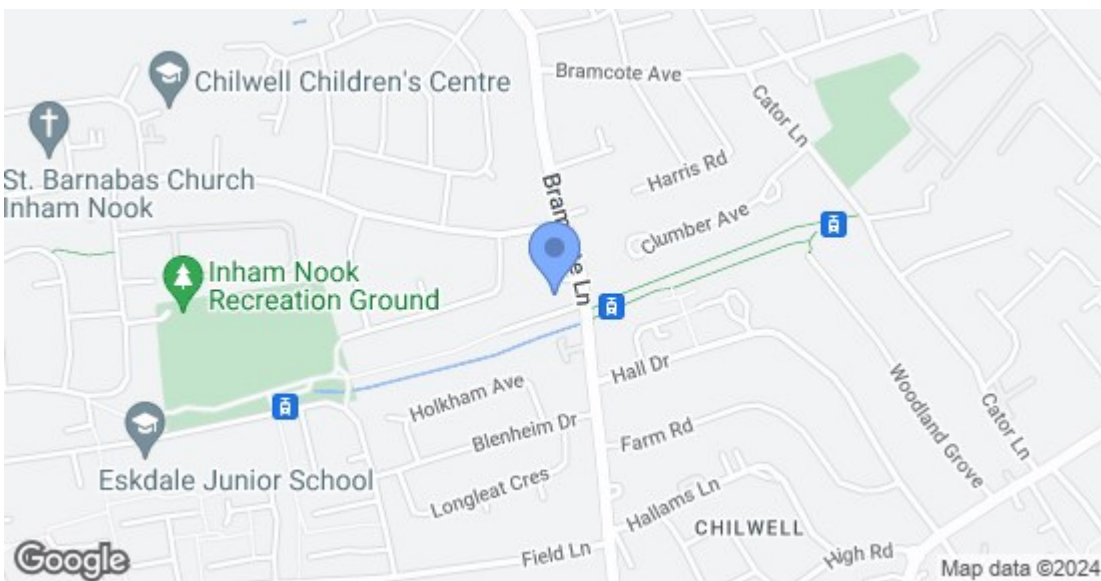
#### Wet Room

With modern fittings in white comprising; low level WC, wall mounted wash hand basin, Mira shower, wall mounted heated towel rail and extractor fan.

#### Outside

There is a small area of communal gardens to the rear of the development and a more substantial garden in Block A, with drying area, patio, stocked beds and borders. The property also benefits from communal parking.





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	
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			
<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.