



Sandby Court,  
Chilwell, Nottingham  
NG9 4ER

**£95,000 Leasehold**



A RECENTLY, PART REFURBISHED TOP FLOOR TWO BEDROOM APARTMENT IN A RETIREMENT DEVELOPMENT.

With both the kitchen and the bathroom having been recently renovated by the current owner, this apartment would make the ideal purchase for any buyer looking to downsize within the area.

Situated in a welcoming building, the apartment is within easy reach of a variety of local amenities including shops, the pharmacy, and public houses. The position of the apartment also offers easy access to both bus and tram transport links for journeys in and around the city.

In brief the internal accommodation comprises, Entrance hall, living room, kitchen, one double bedroom, one single bedroom and shower room.

There is also the advantage of a communal dining space with optional coffee mornings and events and a communal outdoor seating area. There is also the benefit of visitor parking spaces.

With the benefit of newly fitted double glazing window units throughout with a transferable guarantee and a convenient location this property is well worthy of an early internal viewing.



## Communal Entrance

Secure entrance door with intercom system.

## Entrance Hall

Door through to a carpeted entrance hall, with two storage cupboards one housing the water tank.

## Living Room

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

Spacious room with UPVC double glazed window to the front aspect.

## Kitchen

11'9" x 5'10" approx (3.6m x 1.79m approx)

Newly fitted kitchen with a range of wall, base and draw units and work surfaces over, inset one and half bowl sink with drainer. Integrated appliances to include electric oven, hob and microwave with extractor fan above. Space and fittings for freestanding fridge/ freezer. UPVC double glazed window to the front aspect.

## Bedroom 1

10'8" x 9'3" approx (3.27m x 2.82m approx)

Fitted wardrobe and UPVC double glazed window to the front aspect.

## Bedroom 2

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

UPVC double glazed window to the front aspect.

## Shower Room

Newly fitted walk-in electric power shower, with glass shower screen, wash hand basin and low flush w.c.

## Agents Notes

The property is leasehold with a 99 year lease which commenced 9.3.90



