Robert Ellis

look no further...

Sandby Court,
Chilwell, Nottingham
NG9 4ER

£95,000 Leasehold

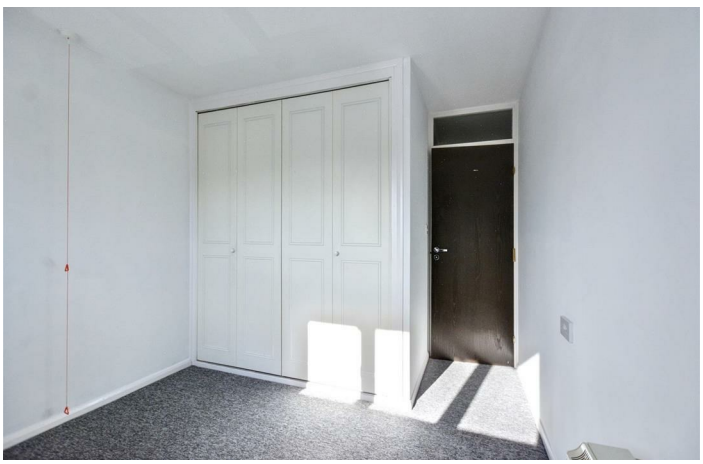
A two bedroom second floor flat situated in a popular warden aided development.

Exclusively for occupants over the age of 55 that are retired, this purpose built development benefits from a communal lounge area with kitchen facility, laundry and garden and is well placed for the tram and a doctors surgery.

In brief, the internal accommodation comprises: Entrance hall with storage cupboard and airing cupboard, lounge/diner, kitchen, two bedrooms and a bathroom.

Outside the development has communal parking and maintained and landscaped gardens with a drying area.

Available to the market with the benefit of chain free vacant possession, this easily managed flat is a great opportunity that simply must be viewed to be truly appreciated.



Entrance Hallway
With intercom system, storage cupboard and further airing cupboard.

Lounge/Diner
20'3" x 9'5" (6.18 x 2.88)
With storage heater and UPVC double glazed window.

Kitchen
11'8" x 5'10" (3.58 x 1.79)
With fitted wall and base units, worksurfaces with tiled splashbacks, a Logik electric cooker, single sink and drainer with hot and cold taps, further appliance space and UPVC double glazed window.

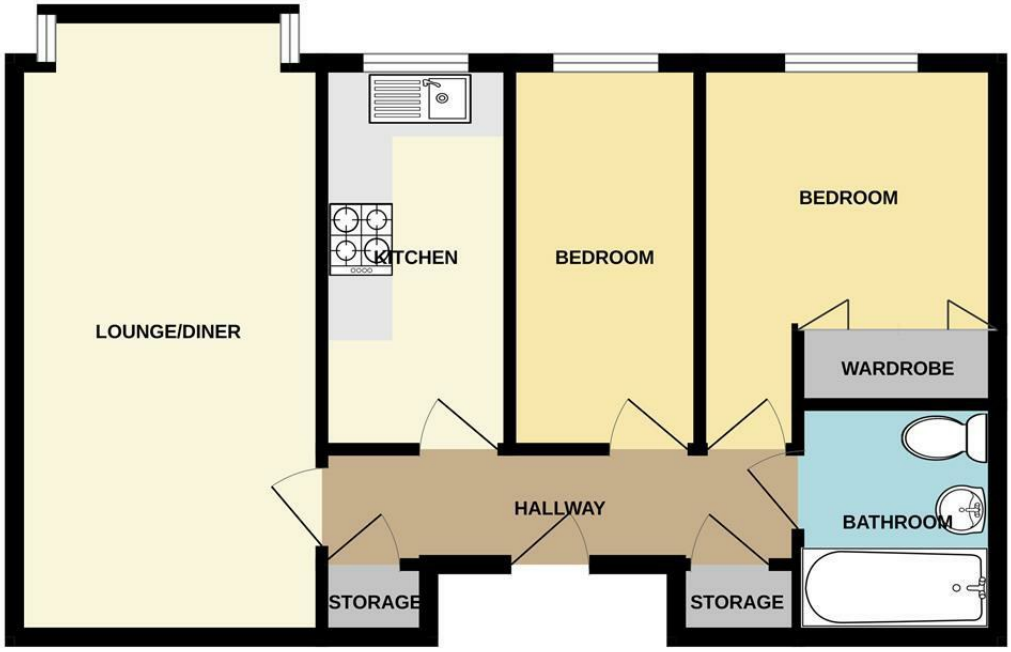
Bedroom One
10'5" x 9'1" (3.20 x 2.79)
With UPVC double glazed window, storage heater and fitted wardrobe.

Bedroom Two
11'9" x 5'10" (3.59 x 1.79)
With UPVC double glazed window and storage heater.

Bathroom
With a three piece suite comprising WC, pedestal wash hand basin, bath with shower off the taps, part tiled walls, extractor and wall mounted fan heater.

LEASE DETAILS
66 years remaining. Ground rent and service charges available upon request.

GROUND FLOOR



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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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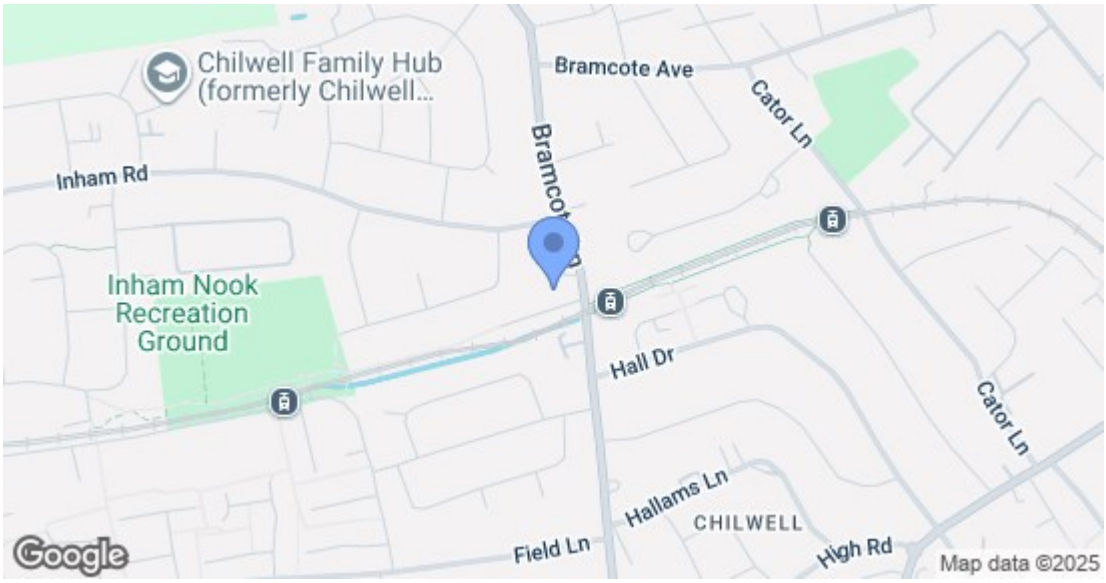

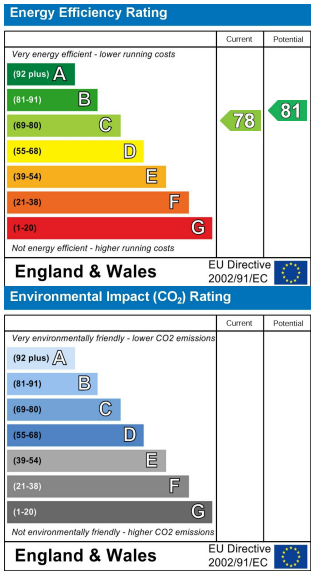

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