Robert Ellis

look no further...

Sandby Court,
Chilwell, Nottingham
NG9 4ER

£110,000 Leasehold

0115 922 0888

/robertellisestateagent

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A two bedroom ground floor flat for the over 55s.

Situated in this incredibly popular and convenient location within easy reach of local shops, doctors surgery and transport links including the NET tram, this fantastic property is considered a perfect opportunity for those that have retired and are looking to downsize.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen, a good sized double bedroom, further single bedroom and a shower room.

Outside the property you have ample car parking and communal gardens.

Offered to the market with the benefit of UPVC double glazing throughout and chain free vacant possession an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hallway
A front door leads to the entrance hallway where you will find an electric storage heater, airing cupboard housing the hot water cylinder, a useful storage cupboard and doors to the shower room, two bedrooms, kitchen and lounge/diner.

Lounge/Diner
17'8" x 9'4" (5.39 x 2.87)
With a UPVC double glazed bay window, electric storage heater and electric fireplace.

Kitchen
11'10" x 5'10" (3.61 x 1.80)
With a range of wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window and laminate flooring.

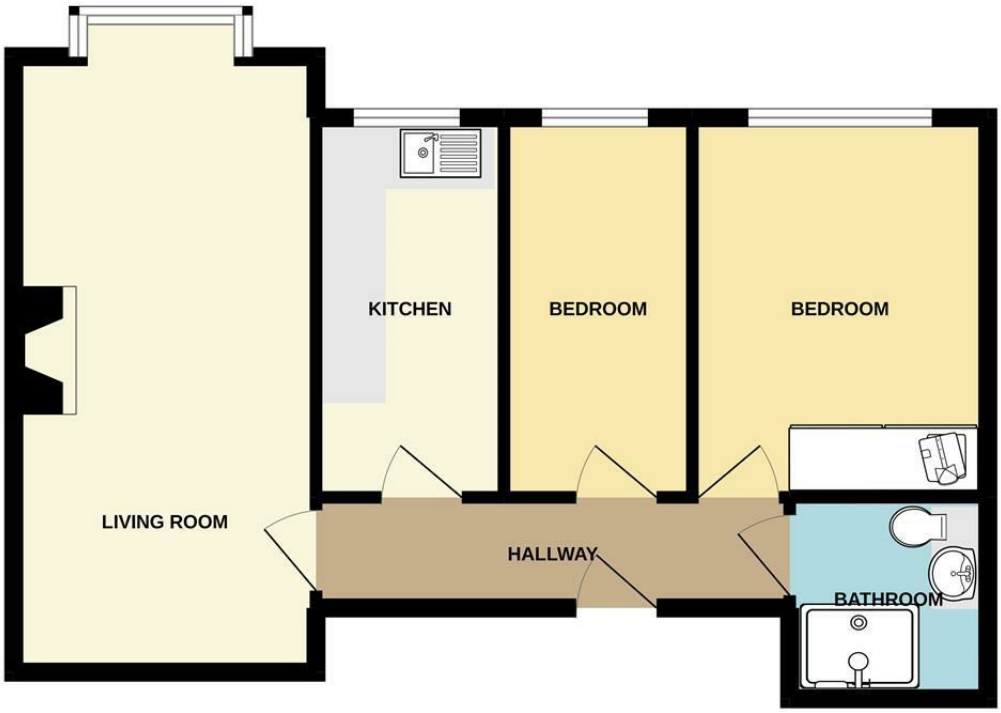
Bedroom One
11'1" x 9'2" (3.39 x 2.80)
Carpeted room with a built in wardrobe, electric storage heater and UPVC double glazed window.

Bedroom Two
11'9" x 5'9" (3.60 x 1.77)
Carpeted room with electric radiator and UPVC double glazed window.

Shower Room
6'3" x 6'2" (1.92 x 1.89)
Incorporating a three piece suite comprising walk in shower, wash hand basin inset to vanity unit, WC, vinyl flooring, half tiled walls, electric heated towel rail, wall mounted electric fan heater and extractor fan.

Outside
Outside the property you have ample car parking and communal gardens.

GROUND FLOOR



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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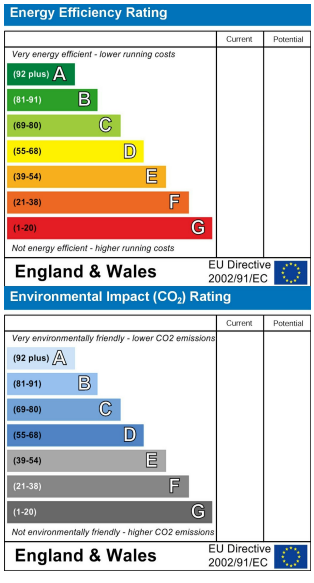

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888