



Sandby Court,  
Chilwell, Nottingham  
NG9 4ER

**£120,000 Leasehold**





Welcome to Sandby Court, a charming flat located in Chilwell. This delightful property is situated within an exclusive complex designed specifically for those aged over 55, offering a peaceful and secure environment for its residents.

The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there is ample space for both rest and personalisation, making it an ideal home for individuals or couples seeking a tranquil lifestyle. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the notable advantages of this property is the dedicated parking space, providing added convenience for those who drive. The surrounding area of Beeston is known for its friendly community and excellent amenities, including shops, cafes, and parks, all within easy reach.

This flat at Sandby Court presents a wonderful opportunity for those looking to enjoy a vibrant yet serene living experience in a supportive community. If you are seeking a comfortable and secure home tailored for the over 55s, this property is certainly worth considering.



### Entrance Hall

Entrance door, two storage cupboards, loft hatch, electric heater and doors to the bathroom, two bedrooms, kitchen and lounge diner.

### Lounge Diner

22'3" x 9'7" (6.8m x 2.93m )

A carpeted reception room with electric radiator, UPVC triple glazed window.

### Kitchen

11'9" x 5'11" (3.6m x 1.81m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and a mixer tap, integrated double electric oven, integrated electric hob with air filter over, plumbing for a washing machine, space for a fridge freezer, breakfast bar and UPVC triple glazed window.

### Bedroom One

11'10" x 9'1" (3.61m x 2.78)

A carpeted double bedroom with built-in wardrobe, UPVC triple glazed window, and electric heater.

### Bedroom Two

11'10" x 5'9" (3.61m x 1.76m )

A carpeted bedroom with UPVC double triple glazed window.

### Shower Room

Incorporating a three-piece suite comprising corner shower, wash-hand basin inset into vanity unit, WC, tiled splashbacks, heated towel rail and extractor fan.

### Outside

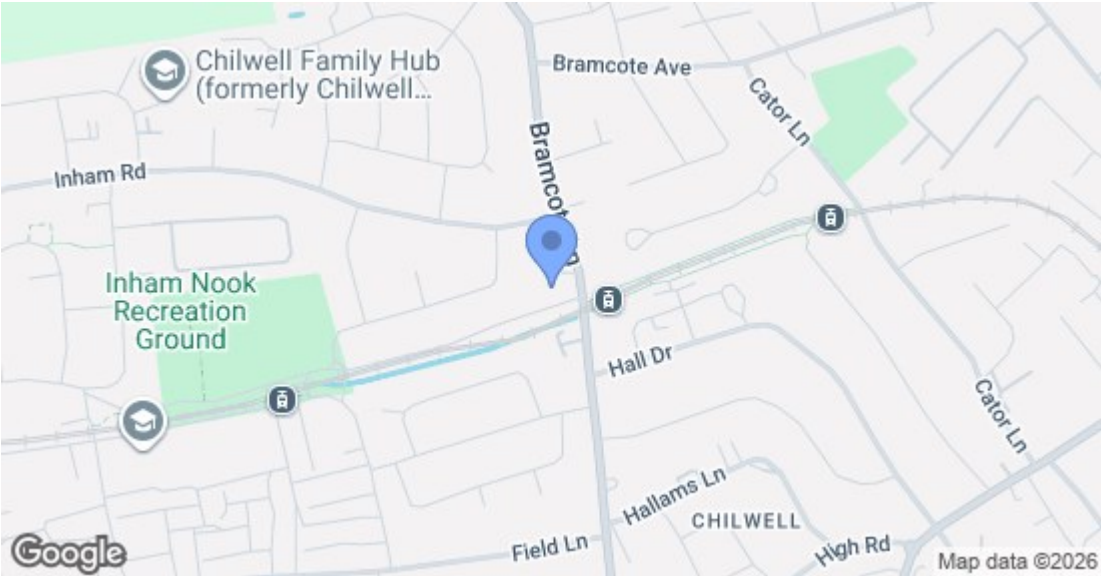
Outside there is parking to the front of the building and to the rear you will find a communal garden with a patio area and a range of mature trees and shrubs.



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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| 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                     |         |           |
|                                                                 | 52      | 68        |
| 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                         |         |           |

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