Robert Ellis

look no further...

Sandby Court,
Chilwell, Nottingham
NG9 4ER

£90,000 Leasehold

A well-presented two-bedroom first floor flat situated in a popular warden aided development.

This is an ideal purchase for any occupants over the age of 55 that are retired, this development also has the advantage of a communal lounge area, with kitchen facility, laundry room and garden, they regularly run coffee mornings and social gatherings.

Situated within close proximity to a variety of local amenities including the doctor's surgery, the co-op, public houses and many other facilities. This is also the benefit of excellent bus and tram links locally including tram and bus stops within walking distance and Beeston train station is just a short distance away for journeys further afield.

In brief, the internal accommodation comprises; Entrance Hall, Living/Dining Room, Kitchen, Two Bedrooms and Bathroom.

Outside the development is a communal parking area and well-maintained garden and drying area.
With the benefit of chain free vacant possession, this property is well worth of an early internal viewing.

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

Living Room
20'0" x 9'6" approx (6.11m x 2.90m approx)
Carpeted room, with storage heater and UPVC double glazed bay window to the front aspect.

Kitchen
11'10" x 5'11" approx (3.61m x 1.82m approx)
A range of wall, base and draw units with work surfaces over, inset sink and drainer with tiled splashbacks. Space and fittings for freestanding appliances to include oven, washing machine and fridge/freezer.

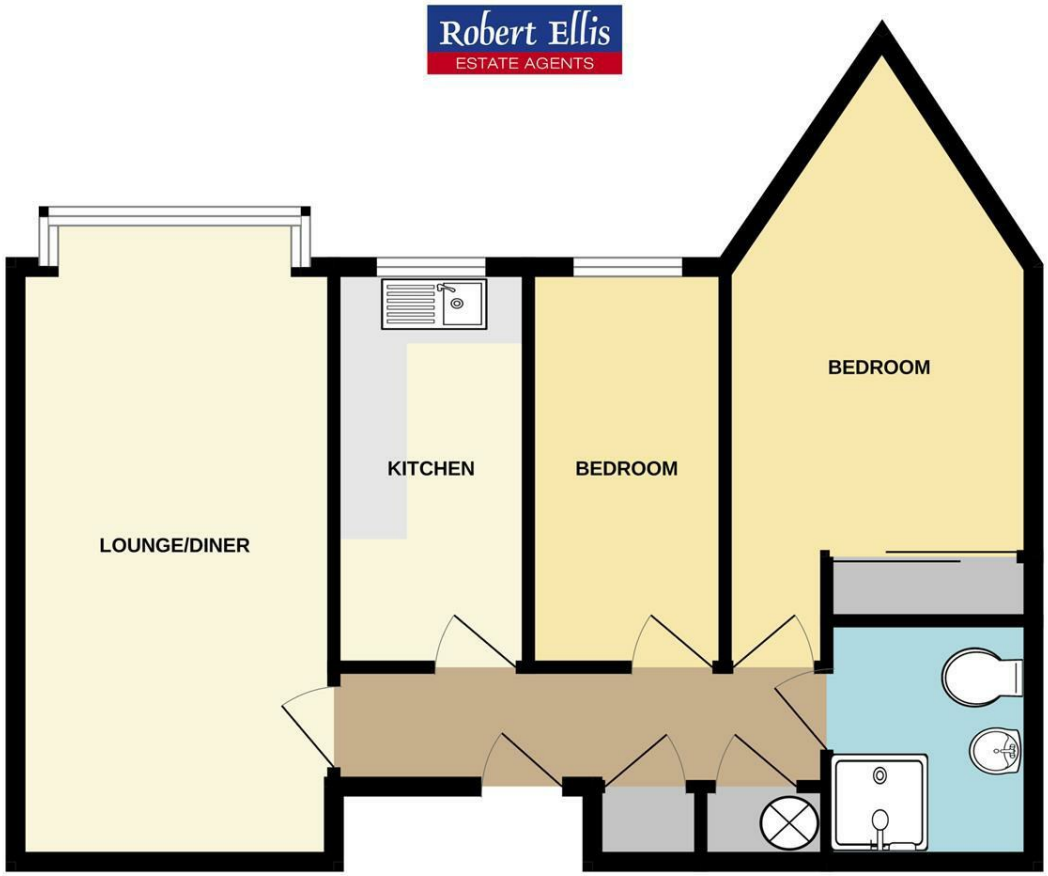
Bedroom 1
15'6" x 9'2" max overall approx (4.73m x 2.81m max overall approx)
Carpeted room, with fitted wardrobes and UPVC double glazed window.

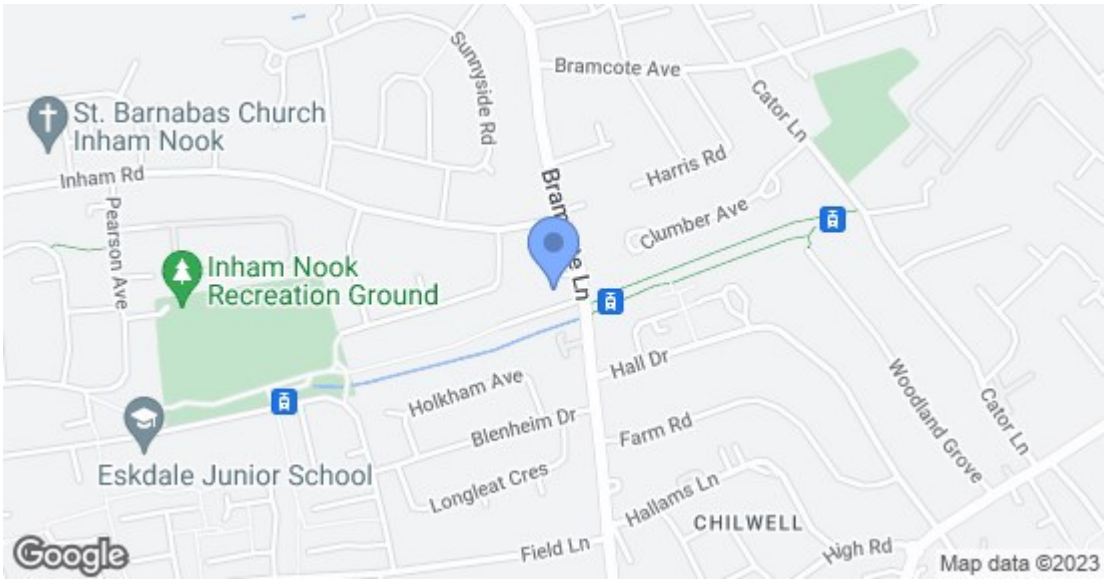
Bedroom 2
12'0" x 5'9" approx (3.66m x 1.77m approx)
Carpeted room, with UPVC double glazed window.

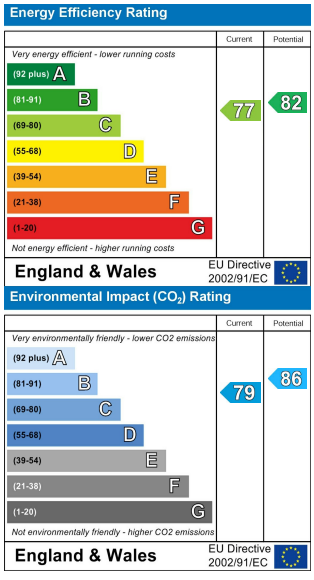
Bathroom
Three-piece suite to include walk in shower cubical with electric shower, wash hand basin and WC.

Outside
A communal parking area and well-maintained garden and drying area.

Council Tax
Broxtowe Borough Council Band B







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.

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