



Sandby Court,  
Beeston, Nottingham  
NG9 4ER

**£100,000 Leasehold**



A two bedroom ground floor flat, situated within close proximity to the main door exclusively for the over 55s.

Ideally placed within easy reach of local shops, the doctors surgery and transport links including the NET tram, this property is considered an ideal opportunity for those that have retired or looking to downsize.

In brief, the internal accommodation comprises: Entrance hall, spacious living room, kitchen, a double bedroom, a further single bedroom, and a shower room.

Outside the property benefits from ample visitors car parking and communal gardens. There is the advantage of a communal entertaining room for regular coffee mornings and get togethers. The building is i????? with Emergency pull cords in each room.

Offered to the market with the benefit of no upward chain, this property is well worth an early viewing.



### Communal Entrance

A communal entrance door with intercom system leads to the communal hallway. The flat is located on the ground floor on the left hand side with a Key safe provided right next to the entrance door.

### Entrance

Carpeted entrance hall with electric storage heater, airing cupboard housing the hot water cylinder and additional storage cupboard.

### Living Room

20'2" x 9'4" (6.15 x 2.86)

Carpeted room with electric storage heater, electric fireplace and UPVC double glazed window to the rear aspect.

### Kitchen

11'8" x 5'10" (3.58 x 1.78)

With wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splashbacks. Space and fittings for freestanding appliances to include fridge/freezer, washing machine and electric oven. UPVC double glazed window to the rear aspect.

### Bedroom One

10'5" x 9'1" (3.19 x 2.77)

Carpeted room with electric storage heater, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'8" x 5'9" (3.58 x 1.76)

Carpeted room with electric storage heater and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three piece suite comprising walk in electric power shower with glass shower screen, wash hand basin and WC.

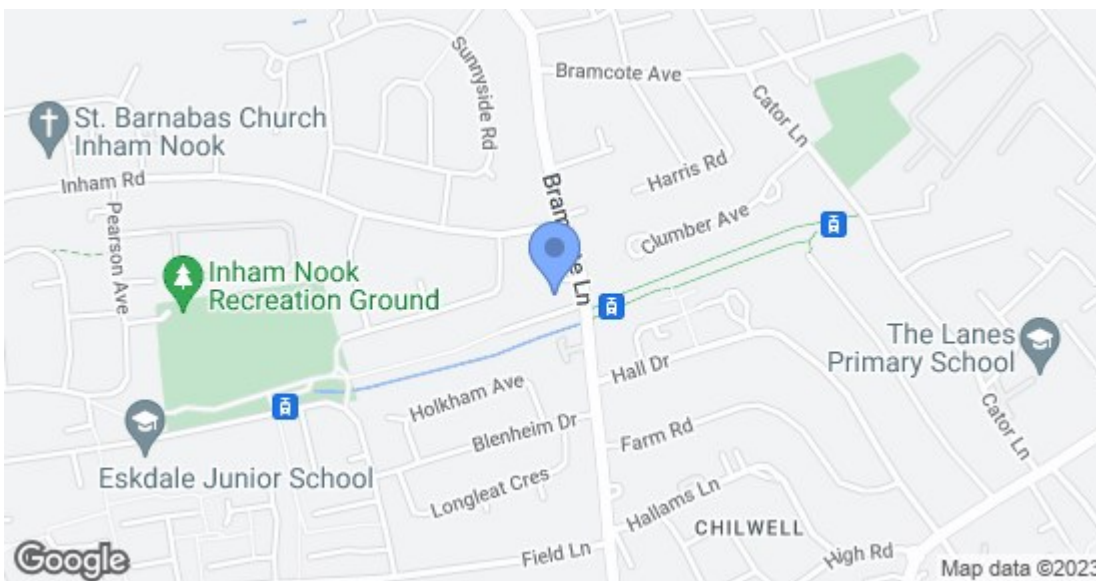
### Outside

Outside the property benefits from ample visitors car parking and communal gardens. There is the advantage of a communal entertaining room for regular coffee mornings and get togethers.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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