Robert Ellis

look no further...

Shirley Court,
Toton, Nottingham
NG9 6GT

£90,000 Leasehold

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Welcome to this charming flat located in the desirable area of Shirley Court, Toton, Nottingham. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features one spacious bedroom, which offers a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

The property also benefits from designated parking for one vehicle, a valuable feature in this sought-after location. Residents of Toton enjoy a friendly community vibe, with local amenities, parks, and excellent transport links nearby, making it easy to access the wider Nottingham area.

This flat presents a wonderful opportunity for those looking to embrace a low-maintenance lifestyle without compromising on quality. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this lovely flat your new home.

Entrance Hall
Entrance door, laminate flooring, doors to the bathroom and bedroom, and opening into the kitchen.

Kitchen
11'5" x 8'7" (3.48m x 2.63m)
With a range of wall, base and drawer units, work surfaces, sink and drainer with mixer tap. integrated electric oven with electric hob and air filter over, space for a fridge freezer, plumbing for a washing machine, tiled splashbacks, laminate flooring, UPVC double glazed door with flanking window to the shared balcony and a door to the lounge diner.

Lounge Diner
14'2" x 11'4" (4.33m x 3.46m)
Laminate flooring, electric heater, two UPVC double glazed windows.

Bedroom
13'0" x 11'3" (3.98m x 3.44m)
Laminate flooring, electric heater, and UPVC double glazed window.

Bathroom
Incorporating a three piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, tiled flooring and splashback, heated towel rail, and extractor fan.

Outside
Outside the property you will find communal parking and lawned gardens.

Garage
Single garage with up and over door to the front.

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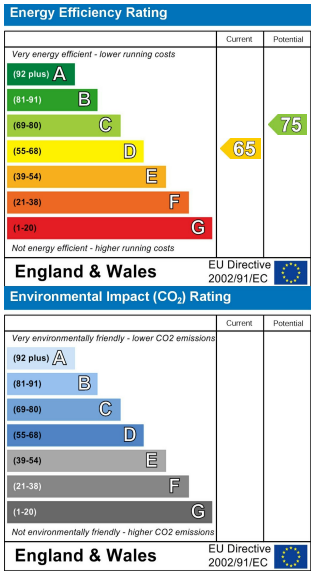

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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