



Sandby Court,  
Chilwell, Nottingham  
NG9 4ER

**£112,500 Leasehold**



A well proportioned two bedroom ground floor flat, exclusively for the over 55's, in a warden aided development.

Having been upgraded and modernised in recent years, including a new bathroom, kitchen and hot water heating system, this fantastic property is considered a great opportunity for those looking for a retirement property.

A communal entrance hall with a communal sitting room leads to the flat which in brief comprises: entrance hallway, lounge/diner, kitchen, double bedroom, further single bedroom and bathroom.

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.

Situated in a convenient residential location within walking distance of a doctors surgery, local shops and transport links including the NET tram, an early internal viewing comes highly recommended.



### Entrance Hall

With two useful storage cupboards, one with water heater, storage heater and doors to the bathroom, two bedrooms, kitchen and lounge/diner.

### Lounge Diner

19'11" x 9'5" (6.09m x 2.88m)

With UPVC double glazed bay window, fuel effect electric fire with Adam style surround and electric storage heater.

### Kitchen

11'10" x 5'11" (3.63m x 1.81m)

With a range of wall, base and drawer units, worksurfaces, oven with electric hob and air filter over, one and a half bowl with drainer, tiled splashbacks, space for a fridge freezer and UPVC double glazed window.

### Bedroom One

14'5" x 9'4" (maximum measurements) (4.41m x 2.87m (maximum measurements))

UPVC double glazed window and fitted wardrobes.

### Bedroom Two

11'10" x 5'7" (3.63m x 1.71m)

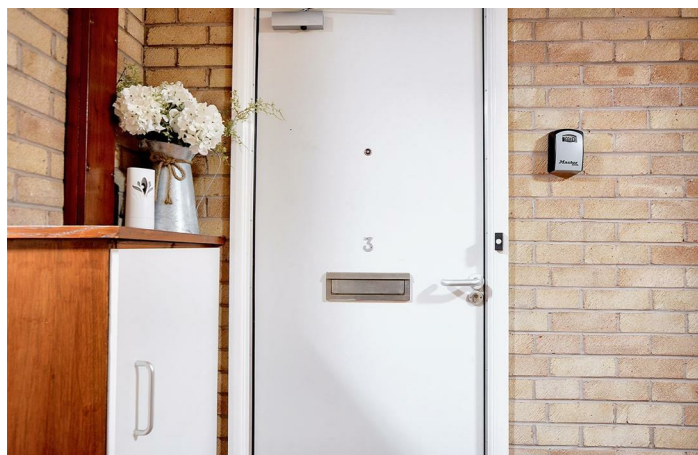
With UPVC double glazed window and electric radiator.

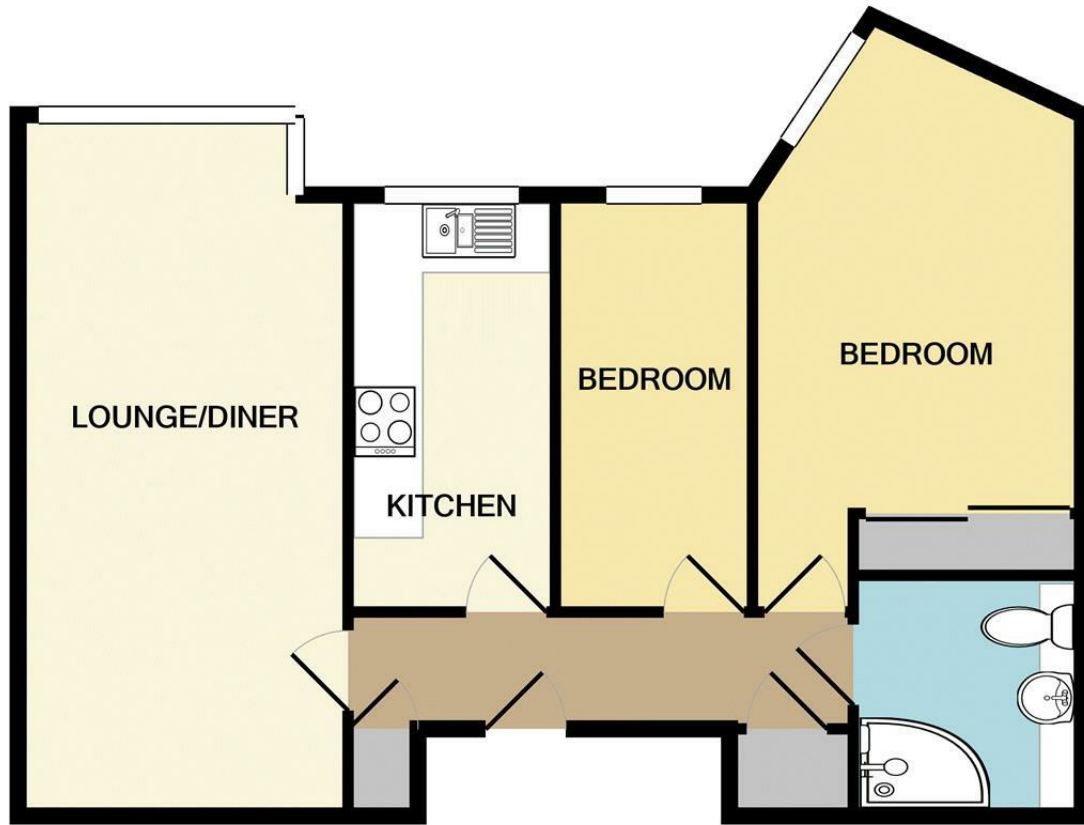
### Bathroom

Incorporating a three piece suite comprising corner shower, wash hand basin inset to vanity unit, WC, tiled walls, wall mounted heated towel rail and extractor fan.

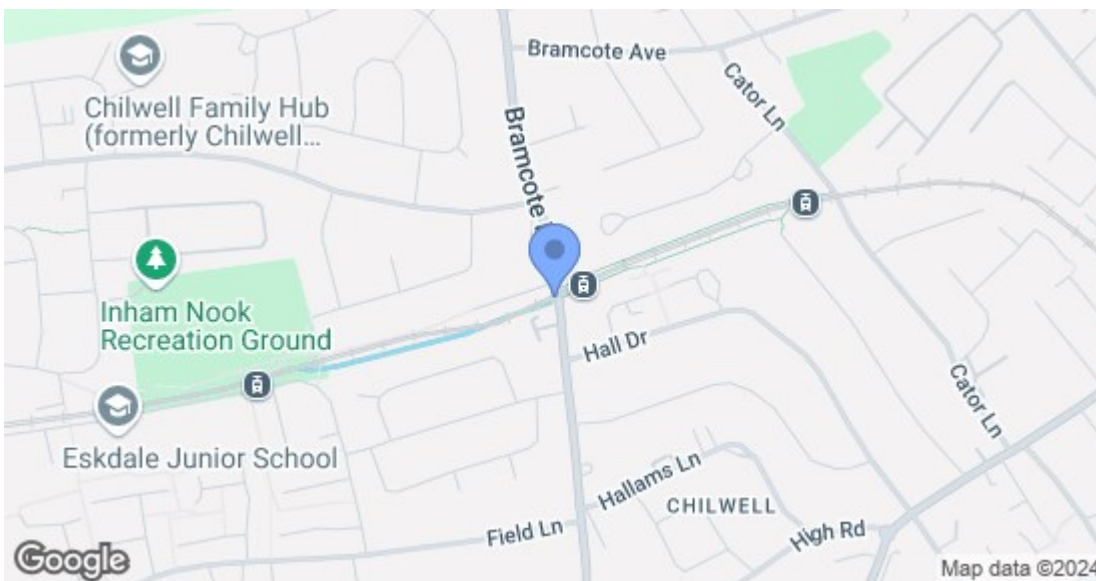
### Outside

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.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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.