



Sherwood Court,
Beeston, Nottingham
NG9 5LP

£155,000 Leasehold



A well presented two bedroom, first floor apartment with a garage and the benefit of no upward chain.

Situated in Chilwell, you are positioned with a wealth of local amenities including Attenborough Nature Reserve, Chilwell Retail park, shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; A private entrance with stairs to the first floor entrance hall, living room, kitchen, two double bedrooms and bathroom.

Outside the property is a communal garden, ideal for sitting out and allocated garage.

Having been let out in more recent years the property benefits from gas central heating, UPVC double glazing and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door to a carpeted entrance space with stairs to the first floor.

Living Room

17'10" x 12'0" (5.45m x 3.66m)

A carpeted reception room, with two radiators, electric fireplace and UPVC double glazed window to the front aspect.

Kitchen

10'5" x 8'7" (3.18m x 2.62m)

A range of wall and base units with work surfacing over, breakfast bar and tiled splashbacks, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, and UPVC double glazed window to the side aspect.

Inner Hallway

A carpeted space, with access to the loft hatch and two useful storage cupboards.

Bedroom One

10'10" x 8'9" (3.32m x 2.69m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two

8'8" x 8'7" (2.66m x 2.62)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, part tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

Outside

To the front and rear of the property is a lawned communal space and allocated garage.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

Disclaimer:

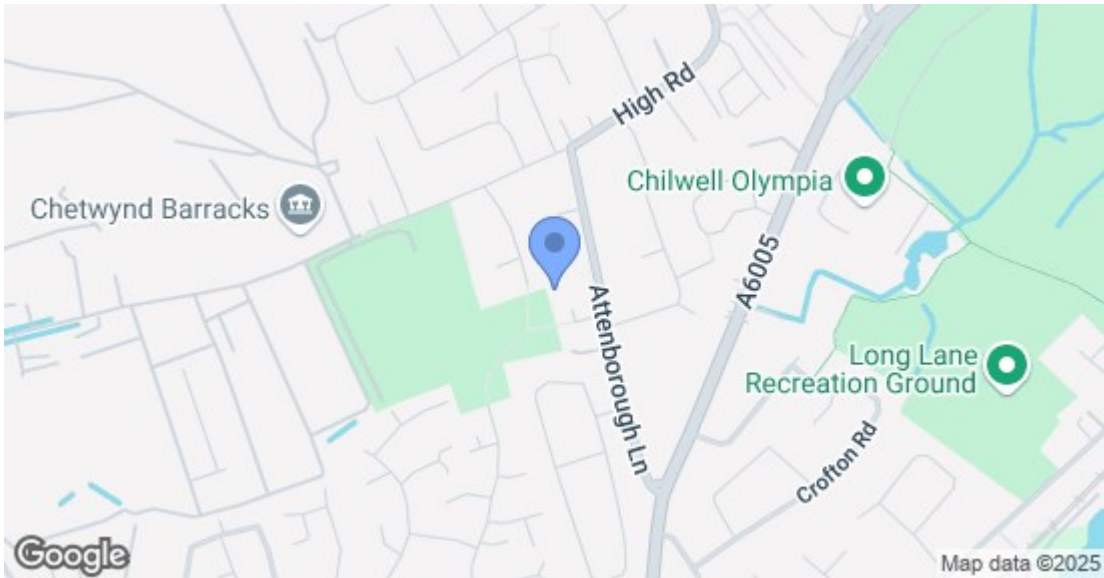
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, 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, fixtures and appliances shown have not been tested and no guarantee is given for their condition or efficiency at the time of writing.



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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