Robert Ellis

look no further...

Sandby Court,
Chilwell, Nottingham
NG9 4ER

£115,000 Leasehold

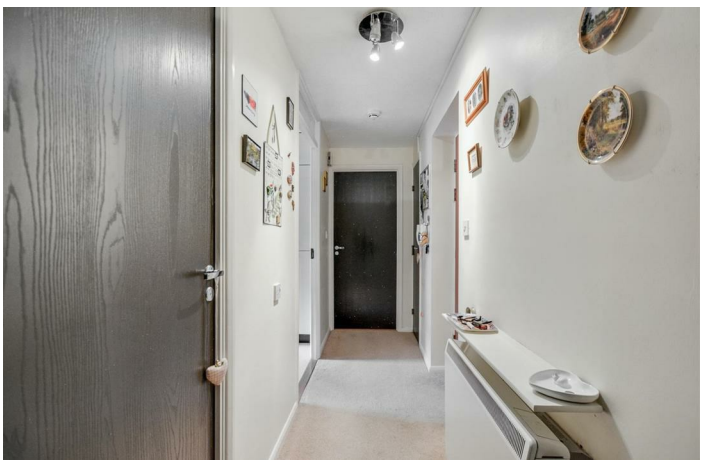
A well-presented ground floor two-bedroom apartment, exclusively for the over 55's that are retired.

This excellent flat with a contemporary interior, complemented by a modern kitchen and bathroom, has a larger then normal principal bedroom and occupies an enviable position to the rear of the development overlooking the communal garden.

In brief the internal accommodation comprises: entrance hall with storage cupboards, lounge diner, kitchen, two bedrooms and bathroom.

Outside the property has communal parking and landscaped grounds, seating area and washing drying facilities.

This excellent development is conveniently situated for local doctors, the Co-op supermarket, NET tram, and has the benefit of an on-site scheme manager; Mondays - Fridays, and this particular property is offered to the market with the benefit of chain free possession.



A communal entrance door with intercom system, leads to the communal hallway. Entrance door to the flat leads to hallway.

Entrance Hall
Intercom system, storage cupboard, and further airing cupboard with the hot water cylinder and shelving.

Lounge Diner
20'1" x 9'6" (6.14m x 2.90m)
UPVC double glazed window, wall mounted electric storage heater.

Kitchen
11'10" x 5'10" (3.62m x 1.79m)
Modern fitted wall and base units, work surfacing with tiled splashback, inset electric hob with filter above, inset electric oven, single sink and drainer unit with mixer tap, integrated washing machine, fridge and freezer, tiled flooring, UPVC double glazed window.

Bedroom One
15'5" x 9'1" maximum overall measurements (4.72m x 2.78m maximum overall measurements)
UPVC double glazed window, storage heater, wardrobe, and fitted drawer/dressing table.

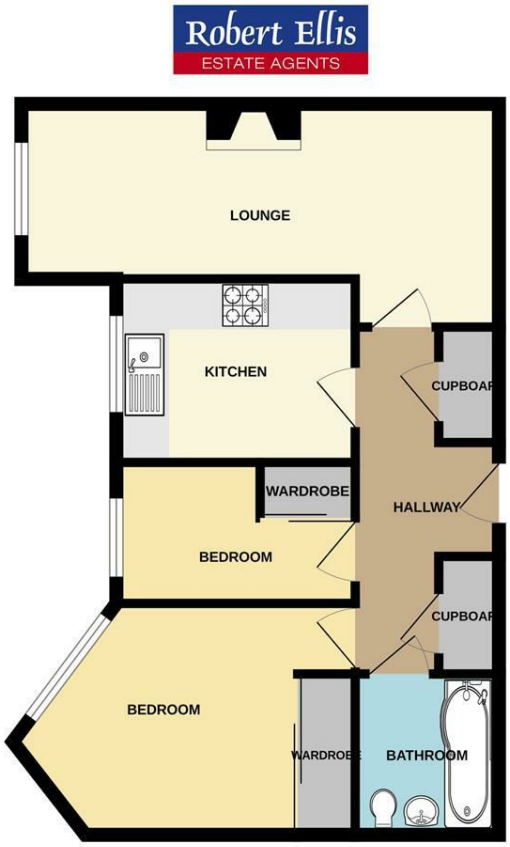
Bedroom Two
11'10" x 5'9" (3.63m x 1.77m)
UPVC double glazed window, wall mounted heater, fitted wardrobe.

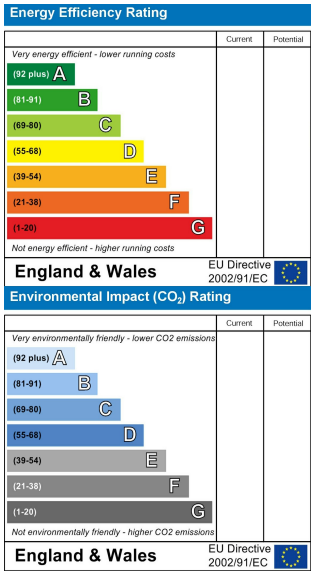
Bathroom
6'9" x 6'2" (2.06m x 1.88m)
Fitted with a WC, wash-hand basin inset to vanity unit, P-shaped bath with Triton shower over, fully tiled walls, tiled flooring, extractor, wall mounted heated towel rail and further wall mounted fan heater.

Outside
The property is situated within communal landscaped grounds, with gardens with mature shrubs and trees, parking, a patio area, another area for drying washing. The property also benefits from a communal lounge, kitchenette, laundry and WC.

Material Information:
Leasehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: Over 55's and Retired Only
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: Elevator
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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