



Sandby Court,  
Chilwell, Nottingham  
NG9 4ER

**£110,000 Leasehold**



A Stylish and Contemporary Two Bedroom Ground Flat with a Southerly Facing Front Aspect Over Looking Communal Gardens.

Well placed for a range of communal facilities within this complex, such as the laundry room and the communal lounge and kitchen with gardens beyond, this excellent flat offers a most appealing, easily managed living space that is specifically for the over 55's.

In brief the well presented interior comprises; entrance hall with storage cupboards, kitchen, living diner, two bedrooms and shower Room.

Outside the property has communal gardens and parking.

Available to the market with chain free vacant possession and being well-placed for the Nottingham tram system, local bus routes, local parks and a doctors surgery and Coop opposite, this fantastic property simply must be viewed to be fully appreciated.



### Communal Entrance

Entrance door with intercom system leads to the communal foyer with communal lounge beyond.

### Entrance Hall

A front entrance door leads to two hallway storage cupboards and intercom system.

### Kitchen

11'9" x 5'10" (3.59m x 1.8m )

With a range of fitted wall and base units, work surfacing with tiles splashback, stainless steel one and a half bowl sink and drainer unit, integrated Creda electric oven, integrated electric hob with extractor fan over, plumbing for washing machine, further appliance space and double glazed wooden window.

### Living Diner

20'0" x 9'4" (6.12m x 2.87m )

Double glazed window to the front and contemporary electric fire with feature surround.

### Bedroom One

10'0" x 9'2" (3.06m x 2.81m )

Double glazed window to the front, storage heater and fitted wardrobes.

### Bedroom Two

11'8" x 5'8" (3.58m x 1.75m )

Double glazed window and electric heater.

### Shower Room

Incorporating a three piece suite comprising; low level WC, pedestal wash hand basin and walk in shower with electric shower and screen, part tiled walls, wall mounted heated towel rail and extractor fan.

### Communal Facilities

The property benefits from communal facilities including a lounge with a kitchen off, laundry area, a lift and gardens to rear of the development with patio, well stocked beds and borders and a drying area.

### Lease Details

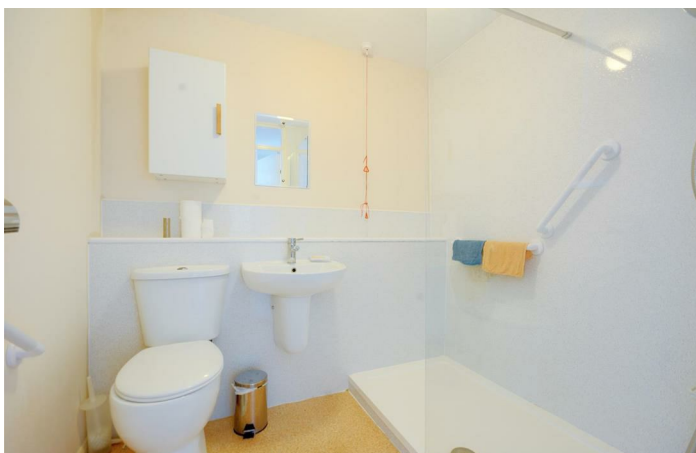
99 Years from 1990

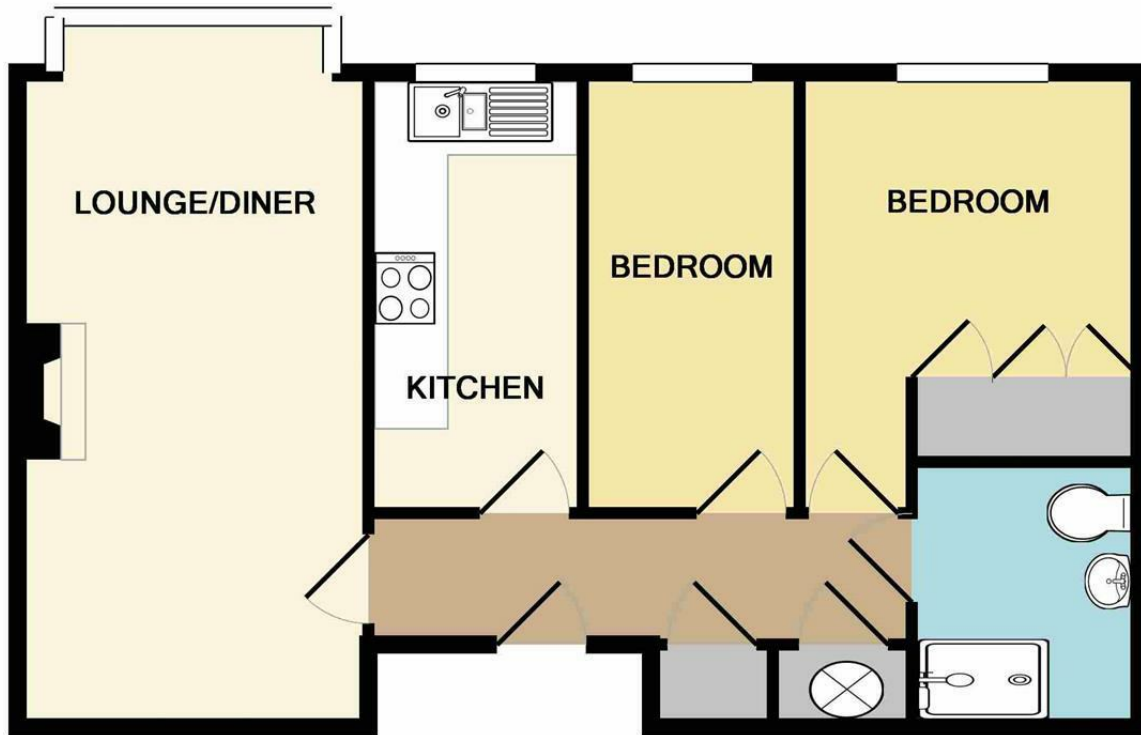
### Service Charge

£250.86 pcm.

### Council Tax Band

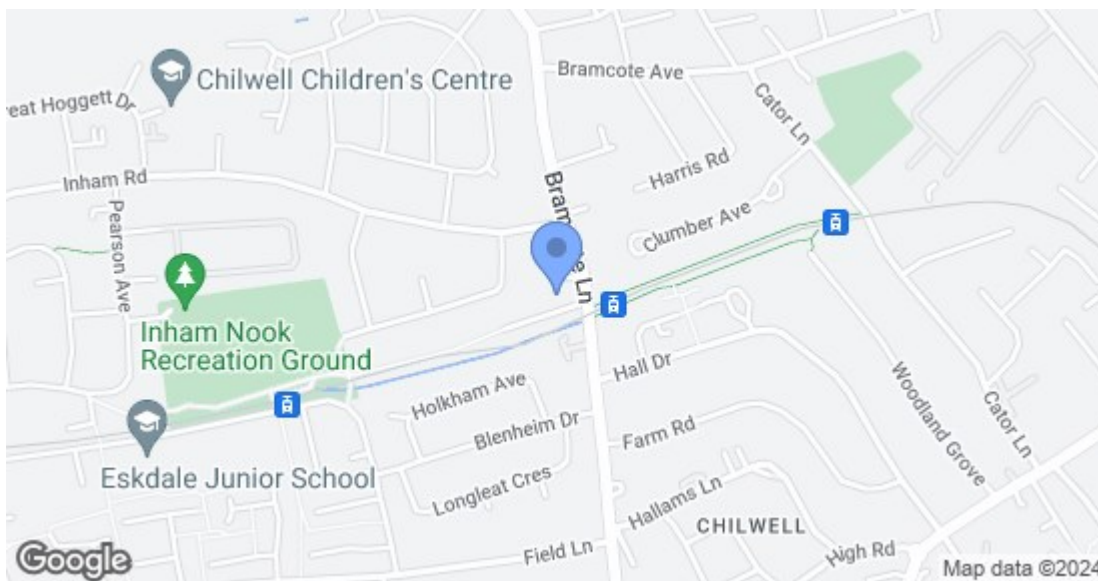
Broxtowe Borough Council Band B





6 SANDBY COURT, CHIWELL  
TOTAL APPROX. FLOOR AREA 528 SQ.FT. (49.0 SQ.M.)

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  
Made with Metropix ©2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D		60	67
(39-54) E			
(21-38) F			
(1-20) G			
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.