



Wren Court,  
Sawley, Nottingham  
NG10 3AG

**£120,000 Leasehold**

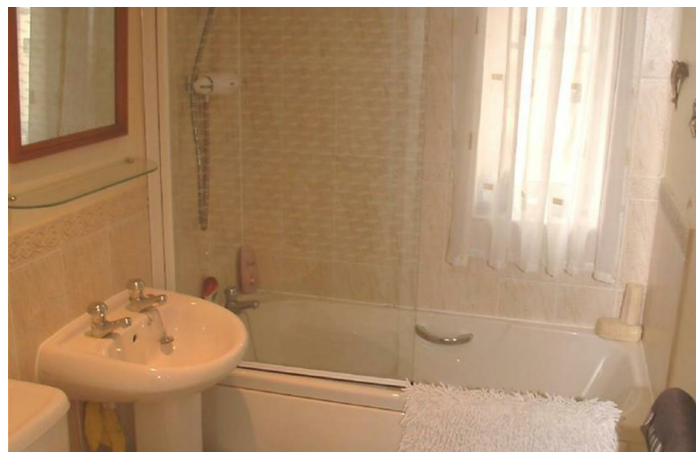


A ONE BEDROOM MAISONETTE, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

This superbly presented, modern one bedroom first floor maisonette is situated in a pleasant courtyard setting in the heart of Old Sawley and offers quality accommodation ideally suited to a single purchaser; whether a first time buyer or downsizer.

The property benefits from gas central heating and UPVC double glazing and in brief comprises of an entrance hall with staircase to the first floor which offers lounge with feature fireplace, fitted kitchen having built-in cooking appliances, double bedroom with built-in wardrobes and en-suite bathroom with shower above the bath. There is a useful store room to the ground floor and allocated parking adjacent to the maisonette.

Sawley is a very popular area in which to live with the cottages being close to open countryside and there are a number of local amenities and facilities including various shops with there being a Co-op convenience store on Draycott Road and other shopping facilities found on Tamworth Road, healthcare and sports facilities which include the Trent Lock Golf Club, in nearby Long Eaton there are Tesco, Asda and Aldi superstores and many other retail outlets, walks in the surrounding picturesque countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

Double glazed door into:

With radiator, door to storage cupboard housing combi boiler. Staircase off to the first floor where the accommodation is situated.

### Lounge

15'2 x 12'2 max approx (4.62m x 3.71m max approx)

Two UPVC double glazed windows overlooking the front elevation, two radiators. Contemporary stone effect fireplace surround with marble hearth and backing housing Living Flame electric fire. Doorway to:

### Modern Fitted Kitchen

8'7 x 6' approx (2.62m x 1.83m approx)

Fitted with a contemporary range of beech effect base and wall units incorporating cupboards and drawers. Granite effect wooden trim worksurfaces with inset sink unit and drainer and tiled splashbacks. Built-in stainless steel effect electric oven, gas hob and chimney style extractor above. Plumbing for automatic washing machine, recessed spotlighting. UPVC double glazed rear window, shelving.

### Bedroom 1

11'7 x 9'4 approx (3.53m x 2.84m approx)

A double bedroom with UPVC double glazed window overlooking the rear elevation, double door flush fitted wardrobe with matching door to adjacent shelved storage cupboard. Access to loft. Door to:

### En Suite Bathroom

Fitted three piece suite in ivory incorporating panelled bath with shower screen and mains shower above, pedestal wash hand basin and low level w.c. Tiling to walls, radiator. X-pelair fan, opaque UPVC double glazed window.

### Outside

To the left hand side of the entrance door there is access to a useful walk-in storage room and there is an allocated parking space

adjacent to the property.

### Directions

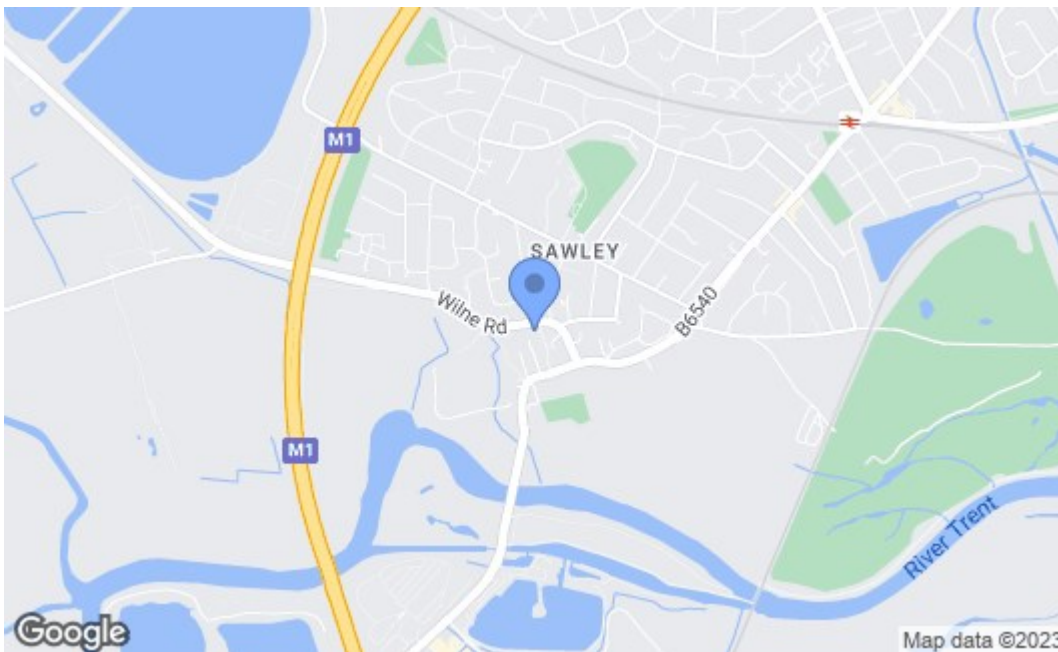
Proceed out of Long Eaton along Tamworth Road and upon reaching the island by the railway station, continue directly across still following Tamworth Road. Opposite the church take the right hand turning onto Wren Court where the property is situated in the right hand corner of the development as identified by our for sale board.

7174AMLT

### Agents Notes

The photos are for illustration purposes only.

The property is held on a 125 year lease which commenced 1.3.02



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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			
(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.