



Windsor Court,  
Sandiacre, Nottingham  
NG10 5PH

**O/O £80,000 Leasehold**



A ONE DOUBLE BEDROOM MAISONETTE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a one bedroom property which would ideally suit the cash buyer. Situated within a cul-de-sac location in the popular residential area of Sandiacre, close to local amenities and transport links that the area has to offer. The property does currently have a shower room, but does need finishing by having the plastering and tiling to be done. Due to the length left of the lease this purchase is only suitable for cash buyers, further information on request. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall with a large storage cupboard, lounge open to the fitted kitchen, double bedroom with built-in wardrobes and shower room. Outside there is allocated parking to the front of the property.

The property is situated within easy access to the nearby towns of Stapleford and Long Eaton where there are a variety of shops and services can be found, there is also easy access to excellent nearby schooling and commuter roads such as the A52 for Nottingham and Derby, J25 of the M1 motorway and the now up and running Nottingham tram station situated at Bardill's roundabout.



### Entrance Hall

UPVC double glazed front entrance door, radiator, dado rail, storage and stairs to:

### Inner Hallway

Access to the loft and door to a large storage cupboard area, doors to:

### Lounge

16'5 x 10' approx (5.00m x 3.05m approx)

Laminate floor, dado rail, gas fire with Adam style surround, spotlights, radiator, UPVC double glazed window to the rear and open to:

### Kitchen

9'10 x 6'5 approx (3.00m x 1.96m approx)

Wall, base and drawer units with work surface over, sink with mixer tap, tiled walls and splashbacks, integrated eye level oven, built-in microwave, electric hob with extractor hood over, plumbing for automatic washing machine, radiator, spotlights and UPVC double glazed window to the rear.

### Bedroom 1

11'7 x 10'9 approx (3.53m x 3.28m approx)

Laminate floor, spotlights, coving to ceiling, radiator, built-in wardrobes with mirror doors, overstairs storage cupboard with electric.

### Shower Room

In need of finishing off, plastering and tiling around the shower along with installing the shower. There is a white three piece suite with a shower cubicle, shower needs installing, wash hand basin and low flush w.c. Spotlights, extractor fan, heated towel rail and storage cupboards. Glass window in between the shower room and kitchen.

### Outside

There is off the road parking and a path leading to the front entrance door.

### Directions

Proceed out of Long Eaton along Derby Road taking the right turning into College Street. At the end of College Street take the right turning onto Longmoor Lane and after a short distance turn left into Sandringham Road. Upon the apex of the left hand bend take the right turning into Kensington Road and first right into Windsor Court. The property can be found within Windsor Court on the right hand side.

6541AMEC

### Agents Notes

The property is held leasehold on a 99 year lease which commenced 9 Jan 1975. The ground rent is payable by two half yearly instalments of £15.62 giving a total of just over £31.00 per annum. We have been made aware that no service charge is payable. This should however be confirmed with you legal adviser prior to completion.



GROUND FLOOR  
33 sq.ft. (3.1 sq.m.) approx.

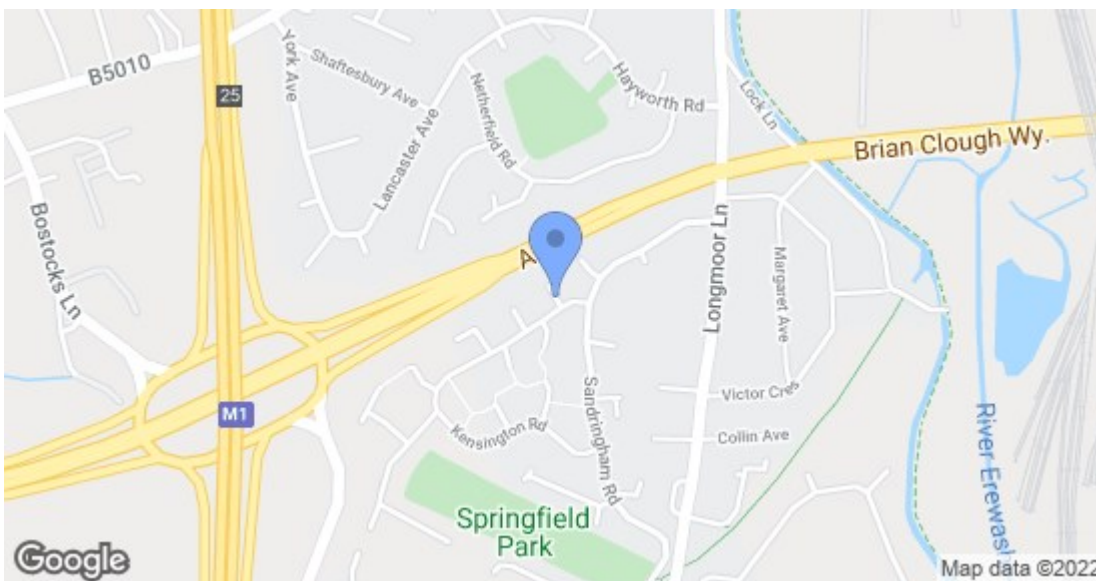


FIRST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	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			
(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.