



Wren Court,
Sawley, Nottingham
NG10 3AG

O/O £160,000 Leasehold



A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING SPACES AND LOW MAINTENANCE REAR GARDEN.

Robert Ellis are delighted to bring to the market this well presented two bedroom ground floor apartment, perfect for a wide range of buyers including first time buyers, investors and those looking to downsize. The property is constructed of brick and benefits from double glazing and gas central heating throughout with two allocated parking spaces. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the accommodation comprises of an entrance hallway, lounge, conservatory, kitchen with integrated cooking appliances, two bedrooms, both with fitted wardrobes and the bathroom. To the rear there is a low maintenance garden with patio area and artificial lawn. The property also benefits from two allocated parking spaces accessible from the gate to the rear.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks, there are fantastic transport links available including nearby bus stops and easy access to major road links such as the M11, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station a short drive away.



Entrance Hallway

Wooden front door, tiled flooring, radiator and ceiling light.

Lounge

10' x 14'5 approx (3.05m x 4.39m approx)
Carpeted flooring, radiator and ceiling light.

Kitchen

5'9 x 8' approx (1.75m x 2.44m approx)
UPVC double glazed window to the rear, laminate flooring, radiator, wall and base units with work surface over, inset sink and drainer, spaces for a fridge and washing machine, integrated electric oven, gas hob and extractor hood over, wall mounted boiler and spotlights.

Conservatory

7'6 x 5'2 approx (2.29m x 1.57m approx)
UPVC double glazed windows and door to the rear and laminate flooring.

Inner Hall

Radiator, ceiling light and built-in storage cupboard.

Bedroom 1

10'8 x 9'3 approx (3.25m x 2.82m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2

7'7 x 8'4 approx (2.31m x 2.54m approx)
UPVC double glazed window to the side, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bathroom

8' x 4'8 approx (2.44m x 1.42m approx)
Tiled flooring, bath with shower over, low flush w.c., pedestal wash hand basin, heated towel rail and ceiling light.

Outside

To the rear there is a low maintenance garden with patio area, artificial lawn, wooden storage shed and a gate leading to the side. There are also two allocated parking spaces.

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.
7805AMRS

Council Tax

Erewash Borough Council Band B

Agents Notes

The property is held leasehold with a 125 year lease which commenced 2.2.2002. There is a ground rent of £37.50 payable twice yearly.

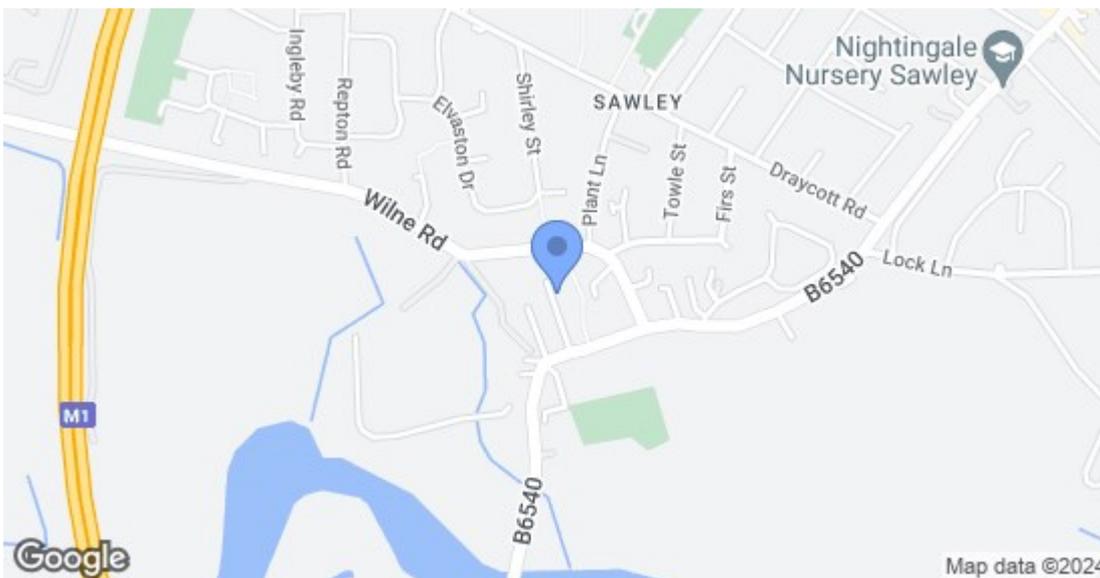


GROUND FLOOR



36 WREN COURT, SAWLEY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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			
England & Wales		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.