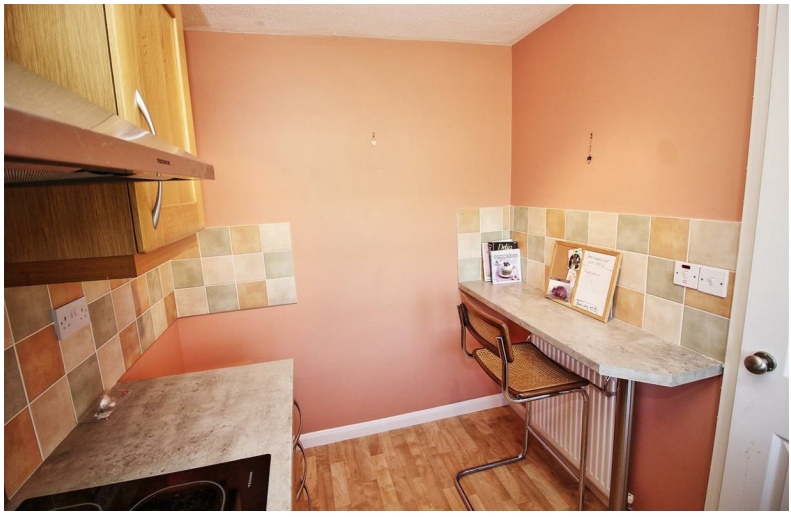
Robert Ellis

look no further. . .



Windsor Court
Sandiacre, Nottingham NG10 5PH

A ONE DOUBLE BEDROOM FIRST FLOOR MAISONETTE.

Guide Price £45,000 Leasehold

0115 949 0044

/robertellisestateagent @robertellisea

A ONE DOUBLE BEDROOM FIRST FLOOR MAISONETTE.

Situated in a small cul de sac of similar maisonettes and town houses in this popular and established residential location within Sandiacre. Conveniently placed just a short drive to the A52 and Junction 25 of the M1 motorway for further afield.

This well presented property comes to the market with a ready to move into condition with features including gas fired central heating served from a modern combination boiler and partial double glazing. The accommodation comprises : entrance hall with stairs leading to the first floor landing, walk-in storage cupboard, access to the living room with kitchen off, double bedroom and shower room/WC.

The property is Leasehold on a 99 year lease from January 1975 with 51 years remaining. Due to this, cash buyers are preferable and therefore this would make a fantastic buy to let investment.

The property benefits from off-street parking located in an adjacent block. Offered for sale with NO CHAIN.
https://www.sdlauctions.co.uk/property/38844/maisonette-for-auction-nottingham/

TO BE SOLD BY UNCONDITIONAL AUCTION 20TH DECEMBER

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions' Buyers Terms.

Auction Deposit and Fees

The following deposits and non- refundable auctioneer's fees apply:

• 5% deposit (subject to a minimum of £5,000)
• Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or – 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

LINK TO REGISTER

https://www.sdlauctions.co.uk/property/38844/maisonette-for-auction-nottingham/

ENTRANCE HALL

Double glazed front entrance door and stairs to the first floor.

FIRST FLOOR LANDING

Deep walk-in storage cupboard.

LOUNGE

15'10" c 9'10" (4.84 c 3.02)
Radiator and window to the rear. Door to the kitchen.

KITCHEN

9'3" x 6'4" (2.83 x 1.95)
A modern fitted range of wall, base and drawer units with work surfacing and matching breakfast bar, inset one and a half bowl sink unit with single drainer. Built-in electric oven and hob with extractor hood over. Plumbing and space for washing machine. Window to the rear.

BEDROOM

11'5" x 13'6" (3.48 x 4.14)
Cupboard housing Vaillant gas boiler (for central heating and hot water), radiator and double glazed window to the front.

SHOWER ROOM

6'4" x 6'1" (1.95 x 1.86)
Three piece suite comprising wash hand basin, low flush WC and shower cubicle with electric shower. Radiator and air extractor.

OUTSIDE

The property benefits from an allocated off-street parking bay located in an adjacent courtyard.

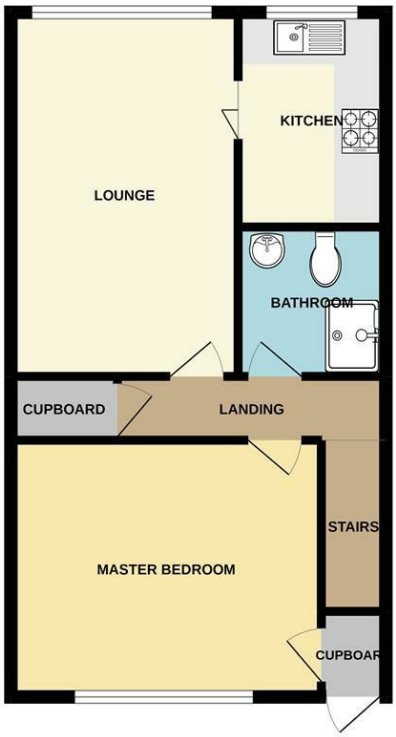
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the railway bridge onto Station Road, Sandiacre. At the traffic light crossroads turn left onto Longmoor Lane. Take the third right onto Sandringham Road and at the brow of the hill bear right onto Buckingham Road. Windsor Court is the first turning on the right hand side where the property can be found on the right and identified by our For Sale board. Ref. 7536PS

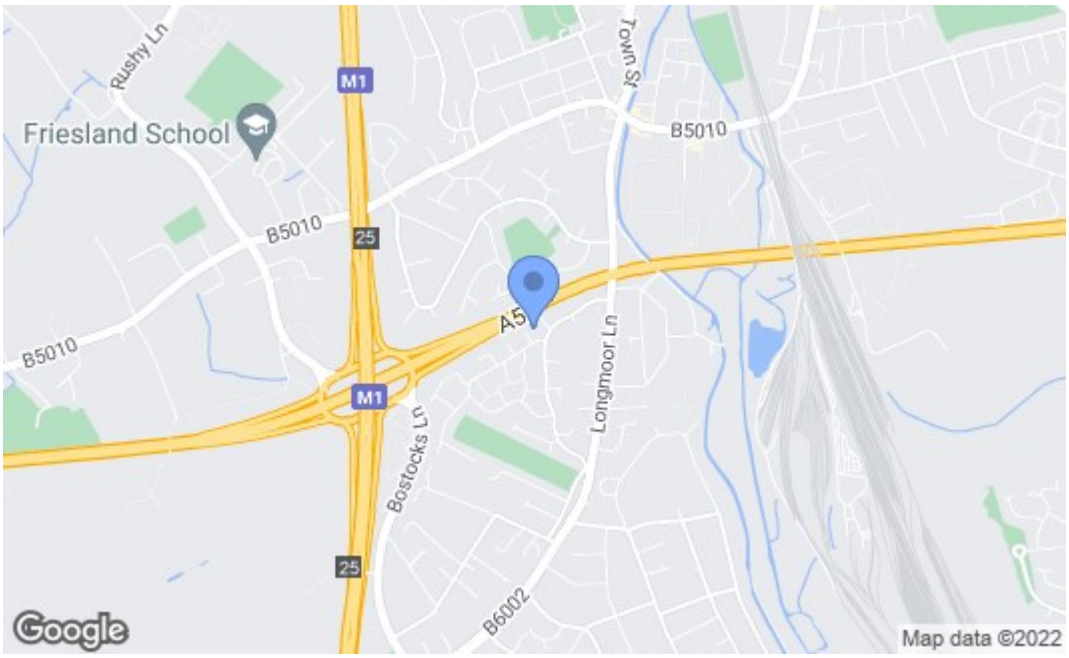
LEASEHOLD

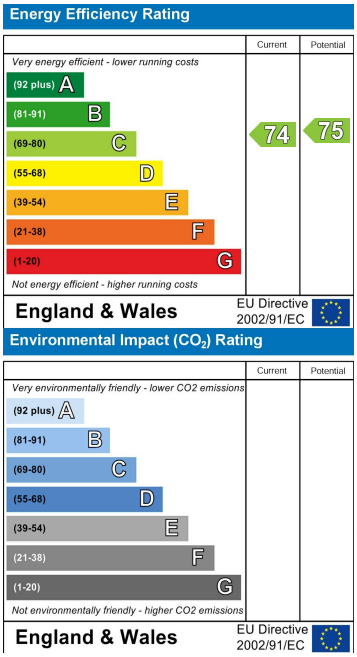
LEASHOLD 99 YEARS FROM JANUARY 1975
AWAITING GROUND RENT INFORMATION

FIRST FLOOR



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





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044