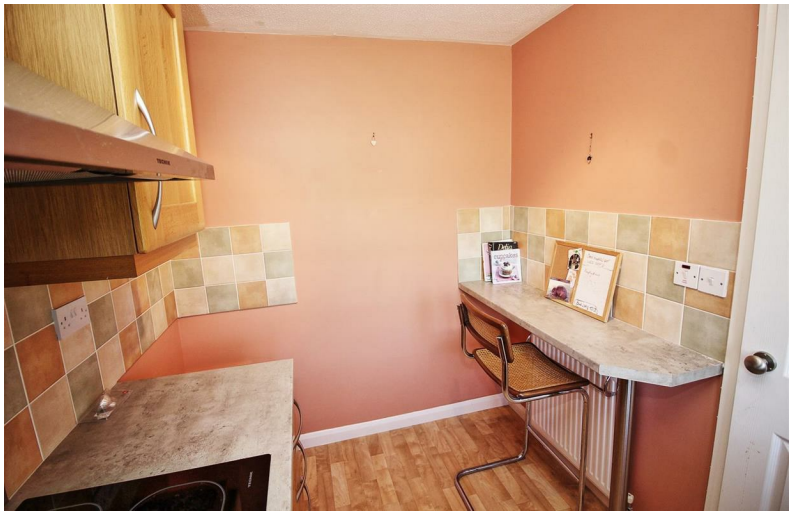
Robert Ellis

look no further. . .



Windsor Court
Sandiacre, Nottingham NG10 5PH

A ONE DOUBLE BEDROOM FIRST FLOOR MAISONETTE.

£80,000 Leasehold

0115 949 0044

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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.

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.

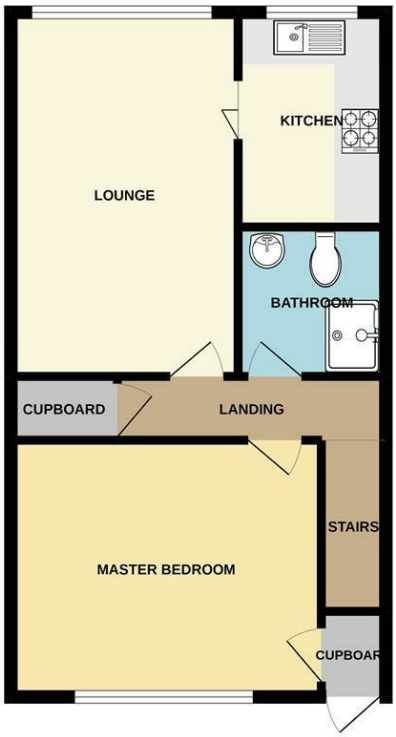
BEDROOM
11'5" x 13'6" (3.48 x 4.14)
Cupboard housing Vaillant gas boiler (for central heating and hot water), radiator and double glazed window to the front.

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

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.
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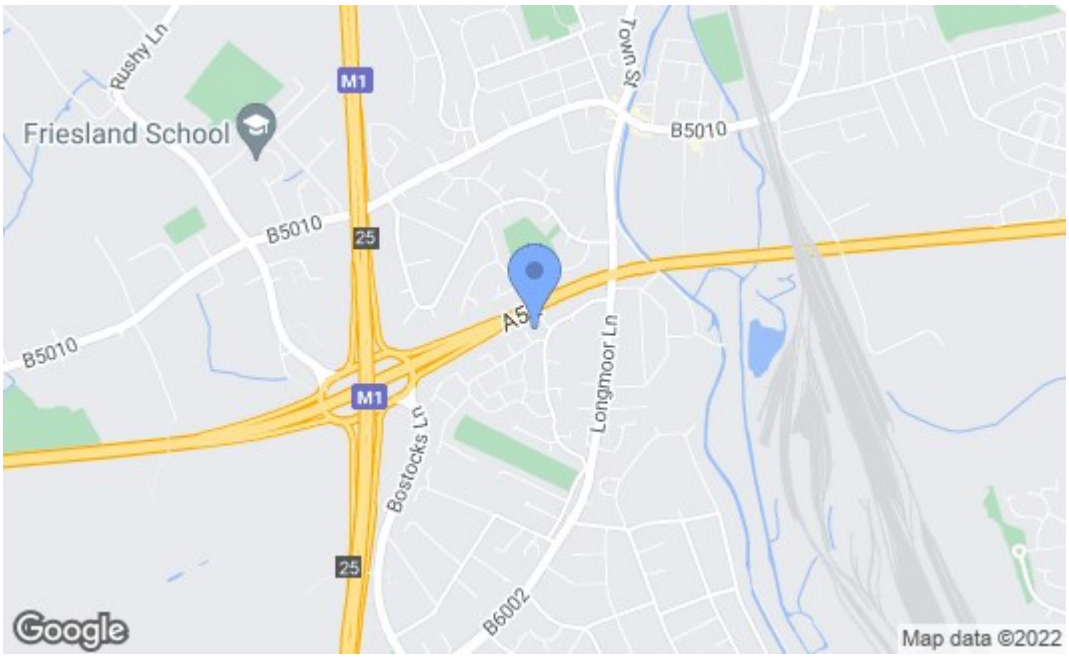

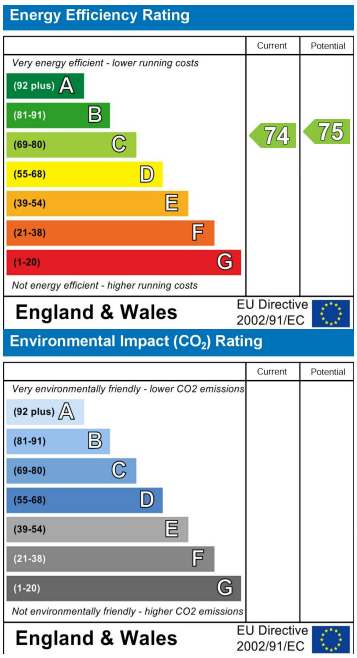

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.