



Windsor Court,
Sandiacre, Nottingham
NG10 5PH

£79,950 Leasehold



A ONE DOUBLE BEDROOM GROUND FLOOR MAISONNETTE.

The property comes to the market with immediate vacant possession and is in clean and tidy condition with UPVC double glazing although would benefit from an element of modernisation, offering great potential, especially for long term buy to let property investors.

Situated in a courtyard style development within this established and highly regarded residential suburb, conveniently placed between the towns of Stapleford and Long Eaton, offering great commutability and being only a short drive to the A52 and junction 25 of the M1 Motorway.

The accommodation briefly comprises entrance porch, hallway, lounge/dining room with kitchen off. There is a double bedroom and bathroom/w.c.

Off-street parking is provided to the front and the property benefits from an enclosed rear garden, laid to lawn.

The property is held Leasehold under a 99 year Lease with approximately 52 years remaining and the ground rent is currently £15.62 payable every six months. Due to the length left on the lease the purchase is only suitable for cash buyers. Further information available on request.

We anticipate a strong demand for this property and recommend an early internal viewing to avoid disappointment.



ENTRANCE PORCH

Double glazed front entrance door and further door leading to hallway.

HALLWAY

Cloaks cupboard, built-in airing cupboard.

LOUNGE/DINING ROOM

15'11" x 9'10" (4.87 x 3.02)

Gas fire, double glazed window and door giving access to rear garden. Door to kitchen.

KITCHEN

9'4" x 6'4" (2.85 x 1.95)

Range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and double glazed window.

BEDROOM

11'1" x 9'10" (3.4 x 3.02)

Electric night storage heater and double glazed window to the front.

BATHROOM

6'5" x 6'3" (1.96 x 1.92)

Three piece suite comprising wash hand basin, low flush w.c. and panel bath. Partially tiled walls, electric heated towel rail.

OUTSIDE

To the front there is a driveway providing off-street parking and a useful store adjacent to the front porch. The rear garden is enclosed and laid to lawn with flower beds and garden shed.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, continue in the direction of Sandiacre and proceed over the railway bridge into Station Road, Sandiacre. At the traffic light crossroads, turn left onto Longmoor Lane. After the under-pass look for and turn right onto Sandringham Road and at the brow of the hill turn right onto Buckingham Road. Turn first right onto Windsor Court where the property can be found on the right hand side, identified by our For Sale Board.

Ref: 6972ps

LEASE DETAILS

The property is held Leasehold for a term of 99 years with 52 years remaining at a ground rent of £15.62 payable every six months.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.