



The Cedars,  
Sherwood, Nottingham  
NG5 3FP

**£120,000 Leasehold**





\*\* INDEPENDENT LIVING FOR OVER 55'S \*\*

\*\*GUIDE PRICE £120,000-£130,000\*\*

Robert Ellis Estate agents are proud to bring to the market this fantastic TWO-DOUBLE BEDROOM, FIRST FLOOR MAISONETTE situated in Sherwood, Nottingham. Positioned directly off the popular Mansfield Road is being sold to the market with no upward chain. The property is located just a stone's throw away from various local amenities, the City Hospital, and has easy access to Nottingham City Centre.

Upon entry, you are greeted by the lobby with staircase leading to the inner entrance hallway with doors leading off to the lounge with views over the communal gardens, fitted kitchen, Family Shower room with a three-piece suit and TWO double bedrooms.

This is one of Sherwood's desirable, independent living complexes for those over 55's. Contact the office on 0115 648 5485 before it is too late!



#### Entrance Hallway

UPVC double glazed door to the front, stairs to the first floor, UPVC double glazed window to the side, ceiling light point, gas and electric meter cabinets.

#### Inner Hall

UPVC double glazed door, loft access hatch, wall mounted radiator, electrical consumer unit, storage cupboard and airing cabinet.

#### Living/Dining Room

16'8" x 14' approx (5.08m x 4.27m approx)

This open living/dining room has a UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point, coving to the ceiling.

#### Kitchen

10' x 8'8" approx (3.05m x 2.64m approx)

UPVC double glazed window to the front, range of matching wall and base units incorporating a laminate work surface over, stainless steel sink with hot and cold tap, tiled splashbacks, space and point for a free standing fridge and freezer, wall mounted Dimplex heater.

#### Bedroom 1

13'8" x 11'4" approx (4.17m x 3.45m approx)

UPVC double glazed window to the front, ceiling light point, coving to the ceiling, wall mounted radiator.

#### Bedroom 2

8'3" x 9'6" approx (2.51m x 2.90m approx)

UPVC double glazed window to the front, ceiling light point, wall mounted radiator.

#### Bathroom

6'8" x 6'1" approx (2.03m x 1.85m approx)

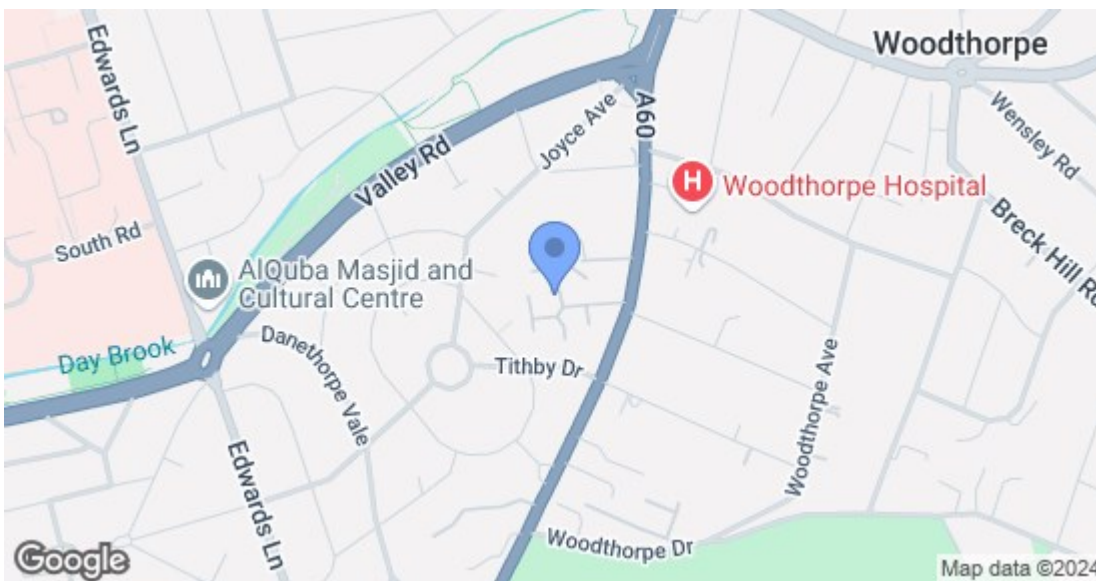
UPVC double glazed window to the front, a modern white three piece suite comprising of a walk-in shower enclosure with electric Bristan shower above, vanity wash hand basin, low flush w.c., wall mounted cabinet, chrome heated towel rail, ceiling light point, tiled splashbacks.

#### Outside

The building stands within communal, well-maintained grounds with parking.

#### Council Tax





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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.