



**Brookdale Court**  
**Sherwood, Nottingham NG5 3GD**

A TWO DOUBLE BEDROOM, TOP FLOOR  
MAISONETTE IN AN INDEPENDENT LIVING  
FOR OVER 55'S COMPLEX IN SHERWOOD,  
NOTTINGHAM.

**Asking Price £130,000 Leasehold**



**\*\* FIRST FLOOR MAISONETTE \*\* OVER 55'S COMPLEX \*\***

Robert Ellis Estate agents are proud to bring to the market this fantastic TWO DOUBLE BEDROOM, TOP FLOOR MAISONETTE situated in Sherwood, Nottingham.

The occupants of the home have access to a communal lounge, laundry room and private parking.

Upon entry, you are greeted by the hallway with stairs/stair lift leading to the landing. Off the landing is the lounge with access to the kitchen with fitted units. The hallway also offers access to the first double bedroom, second double bedroom and shower room with a modern three piece suite.

This is one of Sherwood's desirable, independent living complex's for overs 55's. Contact the office before it is too late!



### Entrance Hallway

4'3" x 6'10" approx (1.3 x 2.1 approx)

Composite entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted electric heater. Coving to the ceiling. Built-in storage cupboards. Staircase and fitted stairlift leading to the first floor landing.

### Inner Hallway

4'3" x 7'2" approx (1.3 x 2.2 approx)

Carpeted flooring. Coving to the ceiling. Loft access hatch. Intercom photo system. Built-in storage cupboard. Internal doors leading into the lounge, bedrooms 1, 2 and shower room.

### Lounge

11'9" x 14'9" approx (3.6 x 4.5 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted electric heater. Coving to the ceiling. Feature fireplace incorporating tiled hearth and electric fire. Internal door leading into the kitchen.

### Kitchen

9'6" x 8'6" approx (2.9 x 2.6 approx)

Double glazed window to the rear elevation. Lino flooring. Coving to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Integrated cooker. 4 ring induction hob with extractor unit above. Integrated fridge freezer.

### Bedroom 1

10'2" x 12'9" approx (3.1 x 3.9 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted electric heater. Coving to the ceiling. Built-in double wardrobe with sliding mirrored doors. Built-in over the stairs storage cupboard.

### Bedroom 2

10'5" x 9'2" approx (3.2 x 2.8 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted electric heater. Coving to the ceiling.

### Shower Room

4'3" x 6'6" approx (1.3 x 2 approx)

Tiled walls. Wall mounted towel radiator. Modern white 3 piece suite comprising of a walk-in shower enclosure with an electric shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC.

### Outside

The property benefits from communal laid to lawn gardens and private parking.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electricity

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

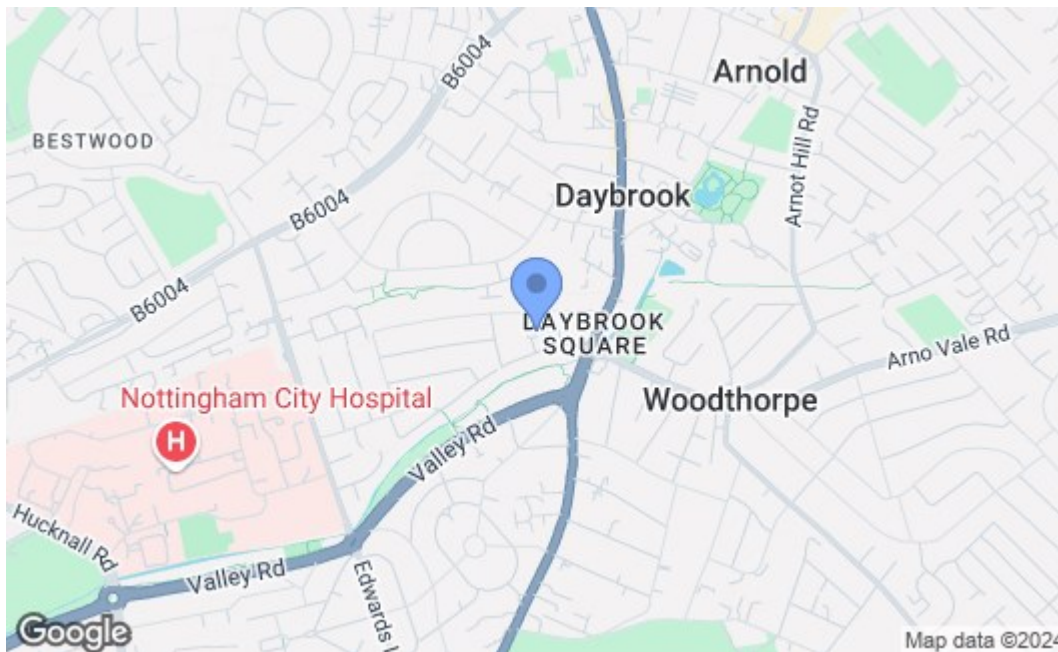
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(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.