



The Firs
Sherwood, Nottingham NG5 3BB

INDEPENDENT LIVING OVER 55'S ONLY
COMPLEX, ONE-BEDROOM APARTMENT
WITH EN-SUITE.

Guide Price £140,000 - £150,000 Leasehold



Robert Ellis Estate Agents are delighted to present this exceptional first-floor apartment, exclusively available to those over 55. Located in the highly sought-after Sherwood area of Nottingham, this property offers a perfect blend of independent living and community spirit.

Nestled just off the bustling Mansfield Road, this apartment is ideally situated near Sherwood High Street, where you'll find a delightful array of shops, cafes, and restaurants. Everything you need is within easy reach, including convenient bus routes to Nottingham City Centre and proximity to the City Hospital.

The apartment is part of a well-maintained, purpose-built complex, offering both comfort and peace of mind. The building features a secure entry system, and lift access, and is being offered with no upward chain for a hassle-free move. Inside, you'll find a generously sized living area with lovely views of the communal gardens, a fully equipped kitchen, and a large double bedroom complete with fitted furniture. The modern en-suite shower room adds convenience to everyday living.

Larch House is more than just a place to live—it's a vibrant community. Residents can enjoy regular social events in the shared lounge, access to communal laundry facilities, and the use of a beautifully maintained communal garden. There's also ample parking for both residents and visitors.

This apartment offers a unique opportunity to enjoy the best of Sherwood's lively community while maintaining your independence in a supportive environment. Don't miss out on this fantastic opportunity—contact our office today to arrange a viewing!



Entrance Hallway

3'6 x 7'01 approx (1.07m x 2.16m approx)

Secure entrance door leading into the entrance hallway. Intercom system. Recessed spotlights to the ceiling. Wall mounted electrical consumer unit. Smoke detector point. Loft access hatch. Panel doors leading into the lounge and bedroom.

Lounge

15'05 x 12'07 approx (4.70m x 3.84m approx)

UPVC double glazed picture window to rear elevation. Ceiling light point. Feature fireplace incorporating surround with inset electric fire. TV point. Internal door leading into the kitchen.

Kitchen

7'07 x 6'09 approx (2.31m x 2.06m approx)

UPVC double glazed window to rear elevation. Tiled splash backs. Ceiling light point. Range of wall base and drawer units incorporating laminate work surfaces over. 1.5 bowl sink and drainer unit with dual heat tap. Integrated fridge freezer. 4 ring hob with extractor unit above. Heat Detector.

Bedroom

15'04 x 12'09 approx (4.67m x 3.89m approx)

UPVC double glazed window to rear elevation. Ceiling light point. Range of built-in wardrobes providing ample additional storage space with additional bedside tables. Panel door leading to en-suite shower room.

En-Suite Shower Room

7'10 x 7' approx. (2.39m x 2.13m' approx.)

Linoleum floor covering. Tiled walls. Ceiling light point. 3 piece suite comprising a shower enclosure with a mains fed shower above, pedestal hand wash basin with hot and cold taps and a low level flush WC. Extractor fan. Wall mounted unit with mirrored doors

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps

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





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 78 | 78 |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.