



Oldham Court,  
School Lane, Chilwell  
NG9 5DS

**£125,000 Leasehold -  
Share of Freehold**





A conveniently placed one-bedroom, top floor apartment with the benefit of no upward chain.

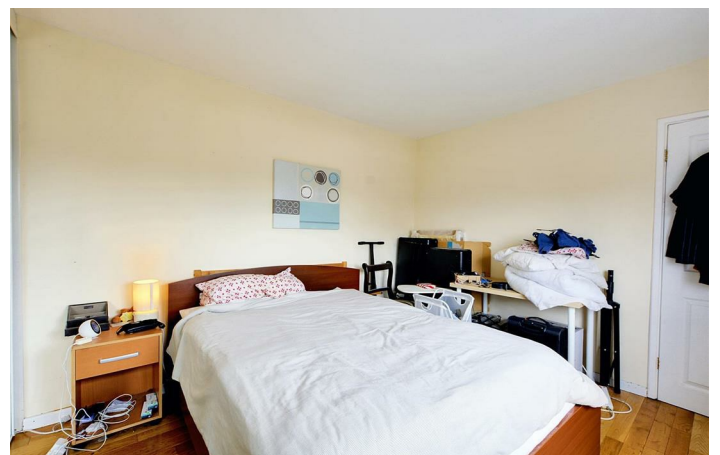
Situated just a short distance from Beeston High Street, you are within a prime position for access to an array of local amenities including shops, restaurants, public houses, healthcare facilities, schools and transport links.

This well-proportioned property would make an ideal purchase for a large variety of buyers including first time buyers, anyone looking to downsize or looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance space, Living Room, Kitchen, Bedroom and Bathroom.

Outside there is a driveway and large garage.

With the benefit of a long lease this property is well worthy of an early internal viewing.



### Communal Entrance

Secure entrance door with stairwell to the top floor.

### Entrance

Door through to the living Room.

### Living Dining Room

19'9" x 10'11" (6.02m x 3.35m )

Laminate flooring, with two radiators and UPVC double glazed window to the front aspect

### Kitchen

9'7" x 7'7" (2.94m x 2.33m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer. Integrated electric oven and hob with extractor fan above.

### Bedroom One

10'9" x 9'9" (3.28m x 2.99m )

Laminate flooring, with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electrical power shower, part tiled walls and space and fittings for a freestanding washing machine.

### Outside

There is the benefit of driveway with ample off-street parking leading a large garage, ideal for storage.

### Garage

24'7" x 10'9" (7.5m x 3.3m )

Up and over garage door.

### Material Information:

Leasehold with 20% Share of freehold.

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer

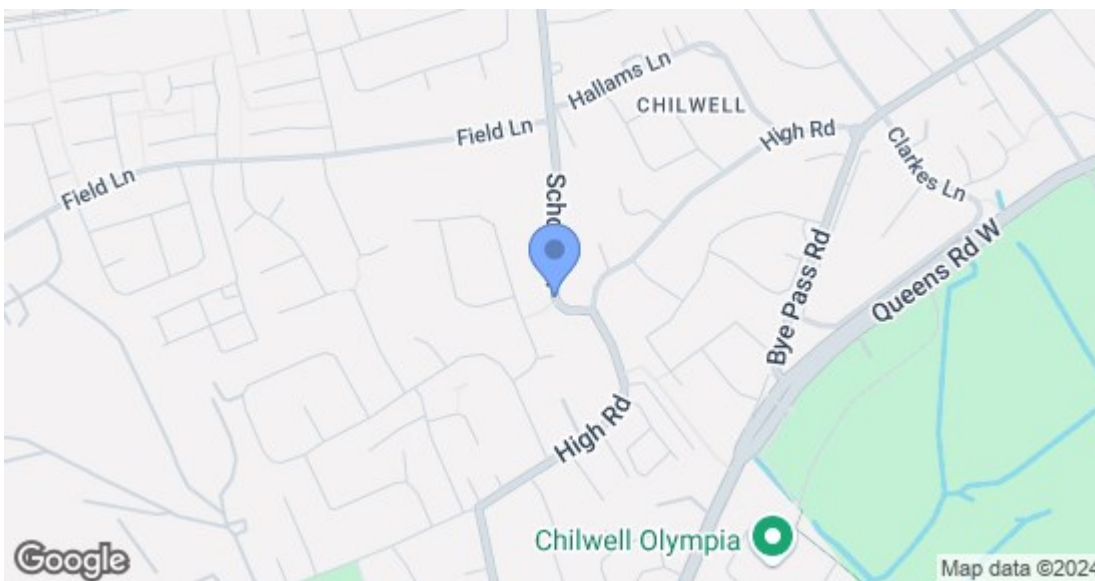
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(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			
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