



Sheridan Way  
Sherwood, Nottingham NG5 1QH

A TWO BEDROOM SECOND FLOOR  
APARTMENT WITH A SHARED  
COMMUNAL GARDEN AND ALLOCATED  
PARKING

**£140,000 Leasehold**





**\*\* IDEAL STARTER HOME \*\* MUST SEE \*\***

Robert Ellis Estate Agents are delighted to bring to the market this TWO BEDROOM, SECOND FLOOR APARTMENT situated in SHERWOOD, NOTTINGHAM.

The apartment is situated within a purpose-built block set within a quiet cul-de-sac position on a popular residential estate which is within easy reach of Sherwood's fantastic amenities and facilities and Nottingham city centre.

Constructed of brick to the external elevation all under a tiled roof whilst deriving the benefit of modern conveniences such as gas central heating and double glazing throughout. Offered to the market with the benefit of no upward chain, contact the office to make your appointment to view today.

Upon entry, you are welcomed into the entrance porch which allows access into the hallway, kitchen with fitted units, lounge diner, first double bedroom, second bedroom, modern family shower room and two storage cupboards.

Sherwood is a sought-after location conveniently situated for Nottingham city centre and the ring road, ideally positioned for the City Hospital whilst having access to the local amenities and facilities provided by the thriving high street within Sherwood itself. Carrington is an extremely popular area for people to settle, favoured by the young and older alike. The community is well established with its own selection of local shops which cater to most needs, ideally situated for easy access to Nottingham city centre, local schools are close to hand if required with a variety of recreational facilities catering for most tastes. Contact the office to make your appointment to view it today.

**CALL THE OFFICE TODAY TO ARRANGE YOUR VIEWING!**



#### Entrance Porch

1'7" x 5'7" approx (0.5 x 1.71 approx)

Front entrance door leading into the entrance porch. Laminate flooring. Internal door leading into the entrance hallway.

#### Entrance Hallway

11'9" x 3'3" approx (3.6 x 1.01 approx)

Laminate flooring. Wall mounted radiator. Internal doors leading into the lounge diner, kitchen, bedroom 1, 2 and family bathroom. 2 x Built-in storage cupboards (0.87 x 0.5 m approx & 0.89 x 0.49 approx)

#### Lounge Diner

18'6" x 12'4" approx (5.64 x 3.78 approx)

4 X UPVC double glazed windows. Laminate flooring. 2 x Wall mounted radiators.

#### Kitchen

8'9" x 8'7" approx (2.68 x 2.64 approx)

UPVC double glazed window. Tile flooring. Partially tiled walls. Wall mounted radiator. A range of fitted wall and base units with worksurfaces above. 4 ring gas hob with extractor fan above. Integrated Hot Point oven. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher. Space and point for a freestanding fridge freezer. Boiler unit.

#### Bedroom 1

12'10" x 8'7" approx (3.92 x 2.64 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Fitted wardrobes with shelving.

#### Bedroom 2

9'4" x 7'6" approx (2.86 x 2.30 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

#### Family Bathroom

5'1" x 8'11" approx (1.55 x 2.72 approx)

UPVC double glazed opaque window. Tiled flooring. Partially tiled walls. Wall mounted towel radiator. Walk-in corner shower with waterfall shower head and handheld shower, wall mounted sink with dual heat up and storage cupboard below.

#### Outside of Property

The property benefits from allocated parking.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

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

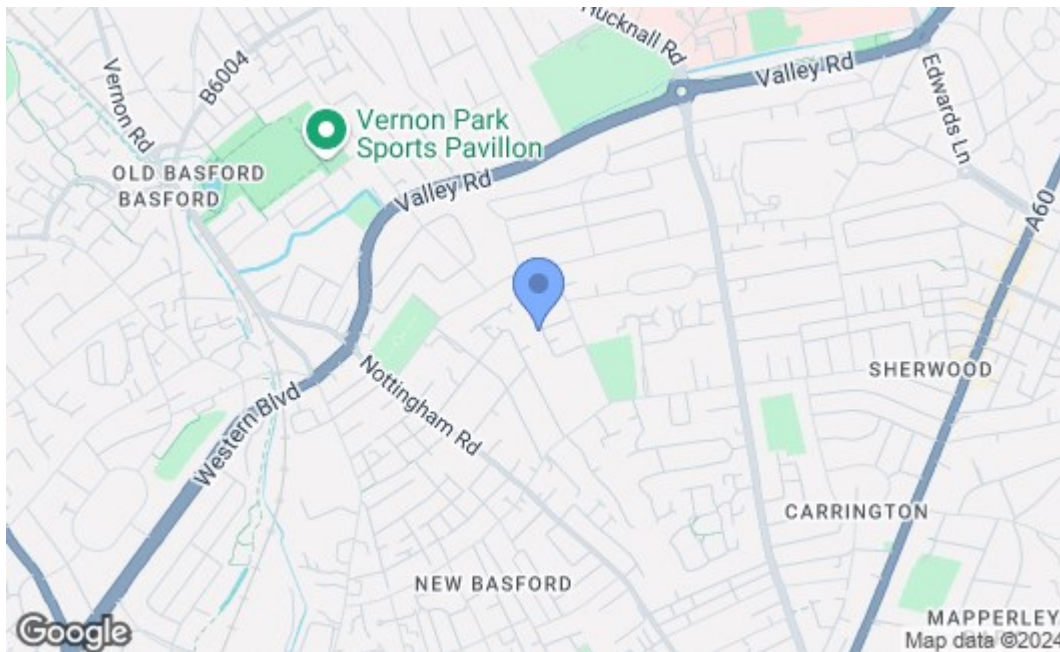
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







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