

Sherwood Court,  
Beeston, Nottingham  
NG9 5LP

**£150,000 Leasehold**



A ground floor, two-bedroom apartment with an allocated garage.

Situated in Chilwell, you are positioned within close proximity to both Beeston high street and Chilwell retail park, meaning you have a wealth of amenities on your doorstep including: shops, public houses, healthcare facilities, restaurants, and transport links.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: living room, kitchen, two double bedrooms and bathroom.

Outside the property are communal gardens and allocated garage.

With the benefit on UPVC double glazed throughout and gas central heating, this property is well worthy of an early internal viewing.



### Living Room

14'0" x 11'10" (4.27m x 3.63m )

A carpeted reception room, with radiator and UPVC double glazed window to the front aspect and door to the side passage.

### Kitchen

10'3" x 8'6" (3.14m x 2.60m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric hob with extractor fan above. Space and fittings of freestanding appliances including fridge freezer and washing machine. UPVC double glazed door and window to the side passage.

### Inner Hallway

Carpeted hallway with three useful storage cupboards and radiator.

### Bedroom One

10'11" x 8'9" (3.35m x 2.69m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Two

8'8" x 8'5" (2.65m x 2.59m )

A carpeted double bedroom, with radiator, cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains power shower, plastic splash backs, heated towel rail and UPVC double glazed window to the side aspect.

### Outside

The property benefits from shared communal gardens and allocated garage.

### Material Information:

Leasehold

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

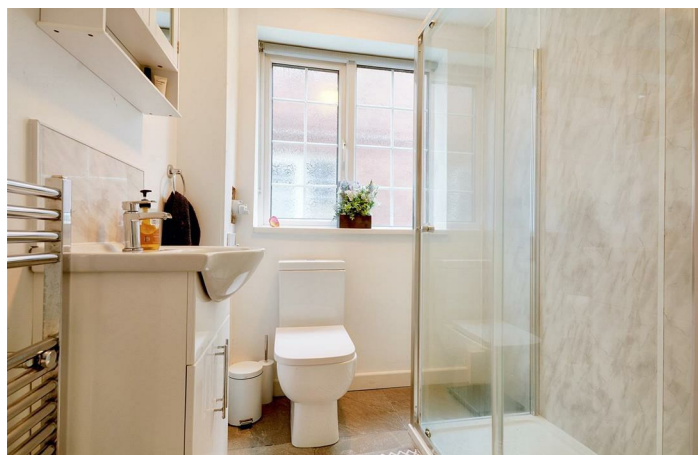
Planning Permissions/Building Regulations: None

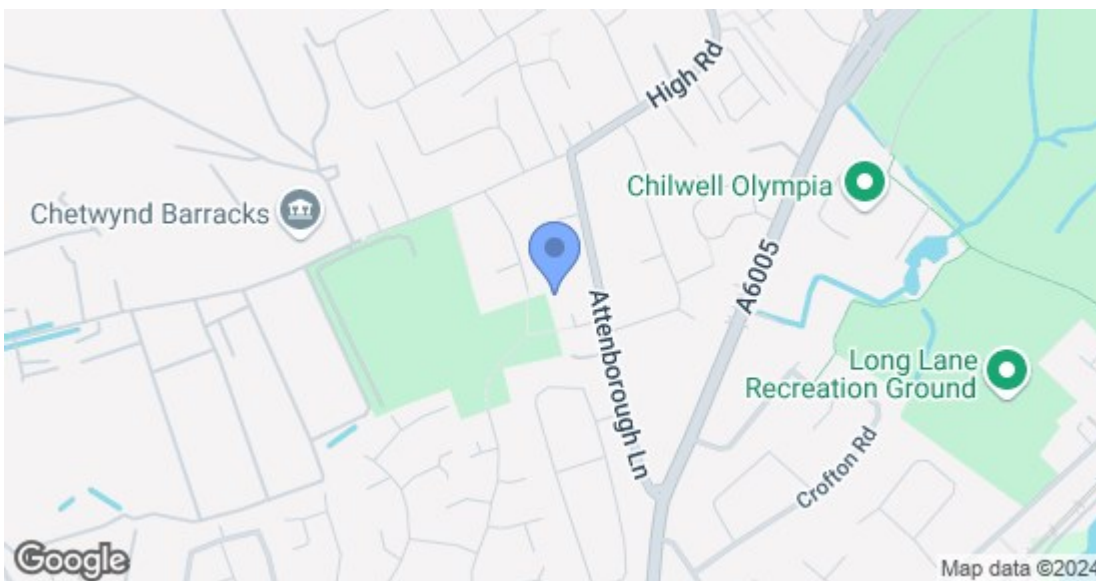
Accessibility/Adaptions: None

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.





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

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