



Wren Court,  
Sawley, Nottingham  
NG10 3AG

**£170,000 Leasehold**



A TWO BEDROOM MAISONETTE OFFERING SPACIOUS ACCOMMODATION IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this stunning maisonette set within this hugely popular area of Sawley. This property is an ideal alternative to a bungalow, offering its own beautifully presented low maintenance garden. The modern, contemporary presentation throughout also makes this property ideal for a first time buyer or professional. Being ideally positioned for access to Sawley Train Station in addition to the A50, M1 and also East Midlands Airport.

The property benefits from gas central heating and a private garden to the rear. In brief the accommodation comprises of an entrance hall, spacious open plan lounge/diner and kitchen with French doors leading to the rear garden. There is an inner hallway providing access to two bedrooms and a beautifully presented shower room.

The property is well placed for easy access to local shops with there being a Co-op convenience store on Draycott Road and other local shops on Tamworth Road with the main supermarkets being found in nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and other retail outlets, if required there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes Trent Lock Golf Club, walks in the nearby open countryside and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Double glazed door to the front, radiator, door to:

## Living Room

14'6" x 10'1" approx (4.42m x 3.07m approx)

Radiator, laminate flooring, UPVC double glazed French doors to the rear, opening to the kitchen area and door to inner hall.

## Kitchen

8' x 5'11" approx (2.44m x 1.80m approx)

With a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer, plumbing for a washing machine, integral oven with four ring gas hob and extractor hood over, double glazed window to the rear, radiator and laminate flooring.

## Inner Hall

Understairs storage cupboard housing the freezer and storage units, access to:

## Bedroom 1

11' x 9'2" approx (3.35m x 2.79m approx)

Double glazed window to the rear, radiator.

## Bedroom 2

8'10" x 8'6" approx (2.69m x 2.59m approx)

Double glazed window to the side, radiator.

## Shower Room

A modern three piece suite having a shower cubicle with mains flow shower, pedestal wash hand basin, low flush w.c., extractor fan, chrome heated towel rail and linoleum flooring.

## Outside

To the side of the property there are two allocated parking spaces with pathway to the front entrance door.

To the rear there is a fully enclosed and low maintenance garden which has an artificial lawn and patio, enclosed with panelled fencing. Hard standing for a garden shed.

## Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley.

Continue for some distance and Wren Court can be found as a turning on the right hand side.

8255AMCO

## Agents Notes

The vendor owns a share of the freehold, and the leasehold interest (103 years remaining) and therefore no ground rent is payable.

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

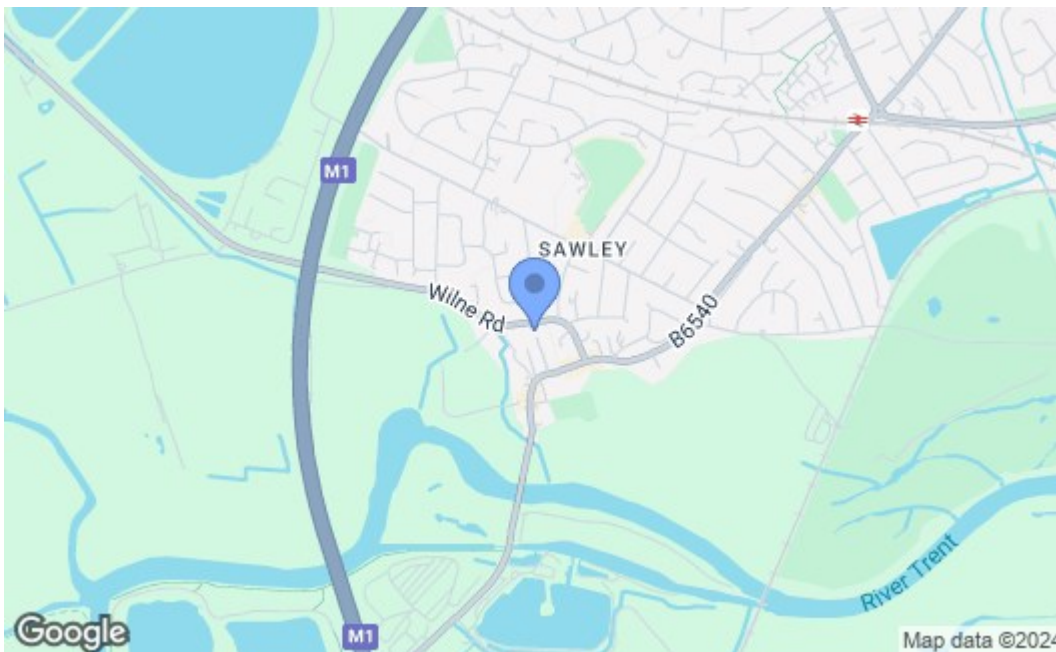
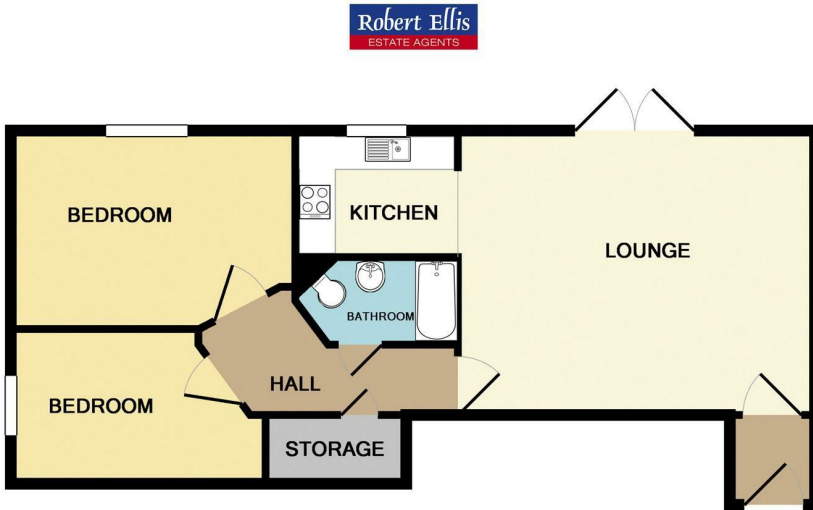
Flood Defenses – No

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			
<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.