



Robinson Court,
Chilwell, Nottingham
NG9 6RF

£165,000 Leasehold

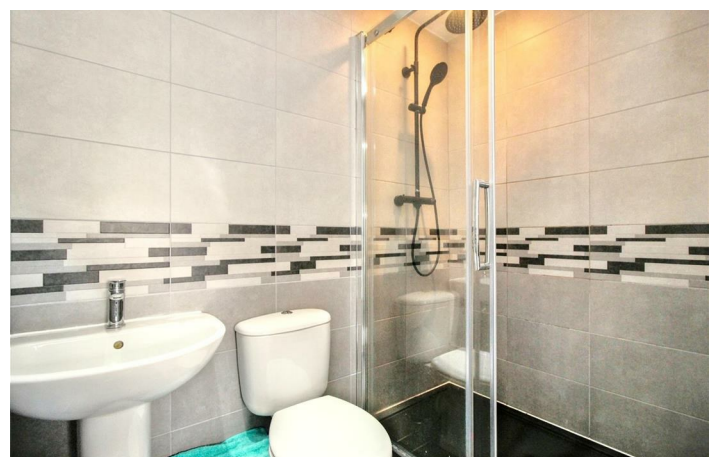
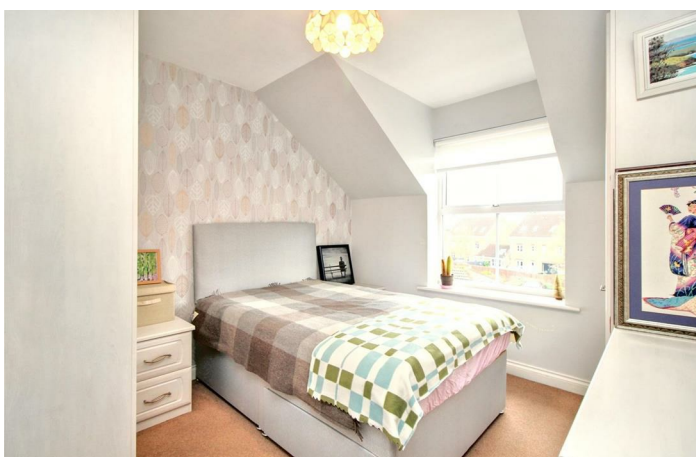


Welcome to this second floor, spacious flat located in the desirable area of Robinson Court, Chilwell, Nottingham. This delightful property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

The flat comprises two spacious bedrooms, providing ample room for both rest and privacy. Each bedroom is thoughtfully designed to create a comfortable atmosphere, making it an ideal retreat after a long day. Additionally, the property includes two modern bathrooms, ensuring convenience for both residents and visitors alike.

Situated in a vibrant community, this flat offers easy access to local amenities, parks, transport links, and Attenborough Nature Reserve, making it an excellent choice for those seeking a blend of comfort and convenience. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents a wonderful opportunity to enjoy modern living in a sought-after location.

Do not miss the chance to make this lovely flat your new home.



Entrance Hall

Entrance door, useful storage cupboard, storage heater, airing cupboard housing the hot water cylinder, loft hatch, and doors to the bathroom, two bedrooms, and lounge diner.

Lounge Diner

16'6" x 13'5" (5.03m x 4.1m)

A carpeted reception room with two UPVC double glazed windows, two storage heaters, spotlights, and opening to the kitchen.

Kitchen

8'1" x 7'3" (2.47m x 2.21m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer unit and mixer tap, integrated electric oven with electric hob, aluminium splashback and air filter over, plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled flooring, and spotlights.

Bedroom One

9'10" x 9'10" (3.01m x 3m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window, electric heater and door to the en-suite.

En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash hand basin, WC, tiled flooring and wall, underfloor heating, extractor fan, spotlights, and a electric fan heater.

Bedroom Two

10'9" x 8'10" (3.3m x 2.71m)

A carpeted bedroom with UPVC double glazed window, and electric heater.

Bathroom

6'0" x 6'0" (1.85m x 1.84m)

Incorporating a three-piece suite comprising: panelled bath with hand held shower head, pedestal wash hand basin, WC, tiled splashbacks, extractor fan, electric shaver point, electric heater, and spotlights.

Outside

A gated carpark to the rear with allocated parking and additional visitors parking.

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

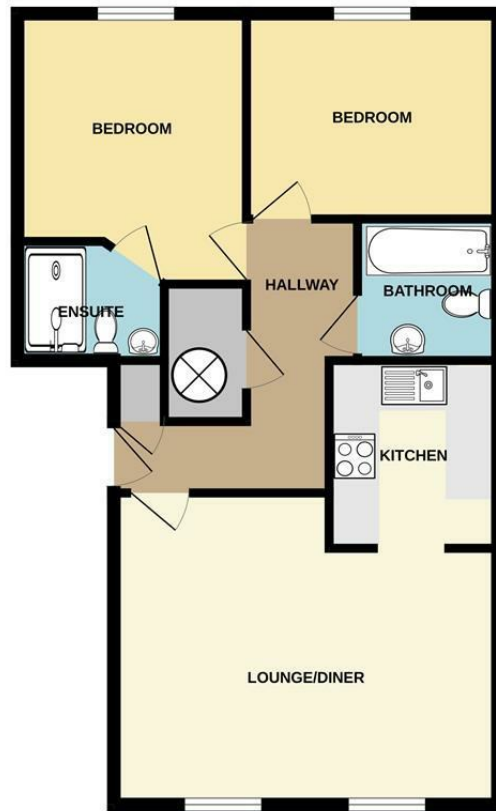
Has the Property Flooded?: No

Disclaimer:

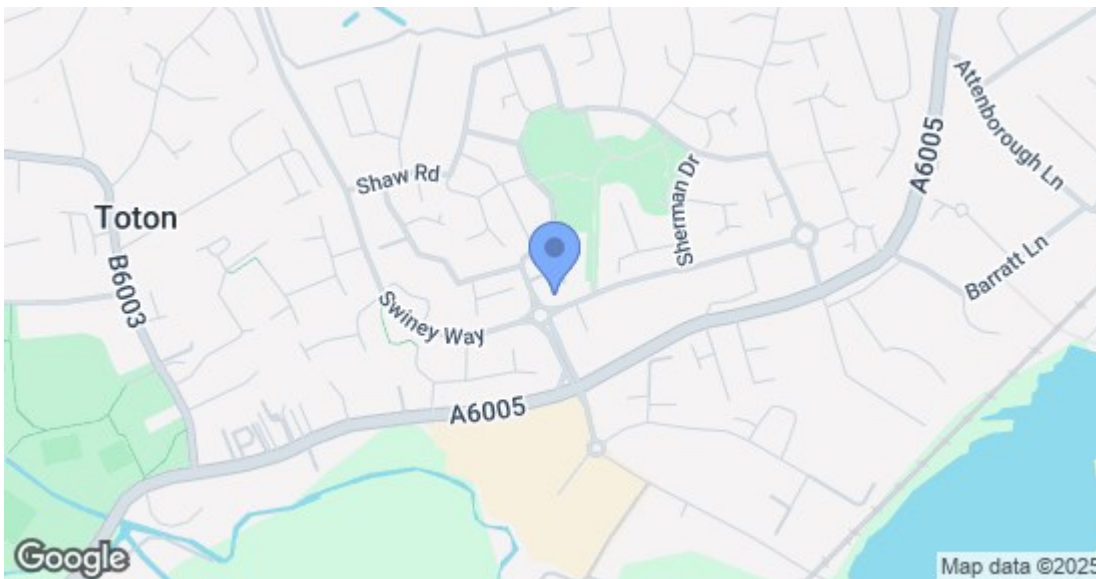
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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		78	82
(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			
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