



Kelham Drive  
Sherwood, Nottingham NG5 1RA

A TWO-BEDROOM GROUND FLOOR  
APARTMENT, SITUATED IN SHERWOOD,  
NOTTINGHAM.

**Asking Price £150,000 Leasehold**





## TWO BEDROOM GROUND FLOOR APARTMENT – MODERN DEVELOPMENT, EN-SUITE, NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this well-presented two bedroom ground floor apartment, situated within a secure, modern development in the highly sought-after area of Sherwood.

Offered to the market with no upward chain, the apartment will suit a wide range of buyers, including first-time purchasers, downsizers, and investors alike. Located within easy reach of Sherwood's bustling high street, the City Hospital and Nottingham City Centre, the property also benefits from excellent transport links to the A60 and M1 motorway.

The internal accommodation comprises a welcoming entrance hallway with built-in storage and intercom system, leading into a spacious open-plan living and dining area with French doors opening onto a Juliet balcony. Fitted kitchen, offering a functional and sociable layout. There are two double bedrooms, including a master bedroom with en-suite shower room, alongside a modern family bathroom with a three-piece suite.

The development offers allocated parking as well as additional visitor spaces. Residents also have access to well-maintained communal gardens. The apartment benefits from gas central heating and double glazing throughout.

This is a fantastic opportunity to secure a stylish, low-maintenance home in a popular and convenient location. An internal viewing comes highly recommended.



### Entrance Hallway

4'9 x 12'1 approx (1.45m x 3.68m approx)

Secure door leading into the entrance hallway comprising ceiling light points, wall mounted radiator, loft access hatch, communal entry phone system, wall mounted electrical consumer unit, airing cupboard housing gas central heating combination boiler with additional storage below, panelled doors leading off to:

### Family Bathroom

7'01 x 9'02 approx (2.16m x 2.79m approx)

Modern white three piece suite comprising panelled bath, pedestal wash hand basin, low level flush WC, tiled splashbacks, wall mounted radiator, linoleum floor covering, ceiling light point, extractor fan, UPVC double glazed window to the side elevation.

### Bedroom One

10'5 x 12'11 approx (3.18m x 3.94m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, panelled door leading to the en-suite shower room.

### En-Suite Shower Room

4'2 x 7'11 approx (1.27m x 2.41m approx)

UPVC double glazed window to the side elevation, three piece suite comprising walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the side elevation, tiled splashbacks, linoleum floor covering, ceiling light point, extractor fan, wall mounted radiator, shaver point.

### Bedroom Two

10'7 x 10'3 approx (3.23m x 3.12m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Fitted Kitchen

7'06 x 8'11 approx (2.29m x 2.72m approx)

UPVC double glazed window to the front elevation, a range of matching wall and base units incorporating laminate worksurfaces above, tiled splashbacks, 1 1/2 bowl stainless steel sink with mixer tap over, integrated oven with four ring hob above and extractor hood over, space

and point for freestanding fridge freezer, space and plumbing for automatic washing machine, wall mounted radiator, linoleum floor covering.

### Open Plan Lounge Diner

13'4 x 22'8 approx (4.06m x 6.91m approx)

UPVC double glazed window to the front elevation, UPVC double glazed bay window to the side, UPVC double glazed French doors with Juliet balcony to the rear elevation, ceiling light points, coving to the ceiling, wall mounted radiators.

### Outside

The property sits within a purpose built development of apartments with communal gardens to the front and side elevations, secure gated parking to the rear.

### 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, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

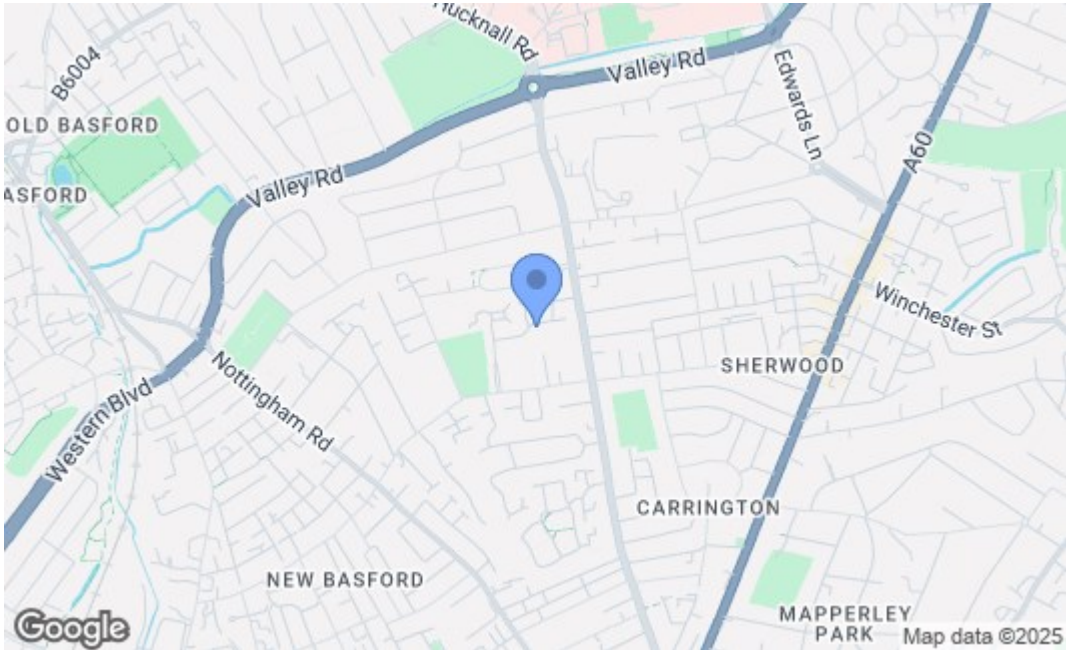
Flood Defences: No

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		
England & Wales 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		
England & Wales 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.