

# Robert Ellis

*look no further...*



**Ribblesdale Road  
Sherwood, Nottingham NG5 3GA**

**FANTASTIC ONE-BEDROOM APARTMENT  
IN SOUGHT-AFTER OVER 55s COMPLEX IN  
SHERWOOD**

**Guide Price £110,000 Leasehold**

**0115 648 5485**



/robertellisestateagent



@robertellisea





## OVER 55s INDEPENDENT LIVING – VALLEY COURT, SHERWOOD

Robert Ellis Estate Agents are proud to present this fantastic one-bedroom apartment located in the sought-after Valley Court development in Sherwood, exclusively for residents aged 55 and over.

The property offers well-maintained and comfortable accommodation, comprising an entrance hallway leading to a spacious lounge, a fitted kitchen, a double bedroom with built-in wardrobes, and a bathroom with a three-piece suite and handy storage cupboard.

Valley Court is one of Sherwood's most desirable independent living communities, set in a peaceful and established location. Residents enjoy access to beautifully maintained communal gardens with mature trees and shrubs, ample parking, a welcoming residents' lounge, a communal laundry room, and an emergency call system for peace of mind.

Don't miss this opportunity to be part of a friendly and well-supported community. Contact our office today to arrange your viewing.



### Entrance Hallway

Wooden entrance door leading into the entrance hallway comprising storage cupboard, doors leading off to:

### Lounge

10'6" x 19'8" approx (3.22 x 6.01 approx)

Fireplace, electric heater, coving to the ceiling, UPVC double glazed window to the front elevation, carpeted flooring, door leading through to the kitchen.

### Kitchen

7'6" x 7'11" approx (2.30 x 2.43 approx)

Linoleum floor covering, space and point for fridge freezer, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, four ring electric hob with extractor hood over, oven, coving to the ceiling.

### Bedroom

9'2" x 13'10" approx (2.80 x 4.22 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, built-in wardrobes, coving to the ceiling, electric heater.

### Bathroom

Tiled flooring, tiled splashbacks, coving to the ceiling, spotlights to the ceiling, WC, shower with mains fed shower over, vanity wash hand basin with mixer tap.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

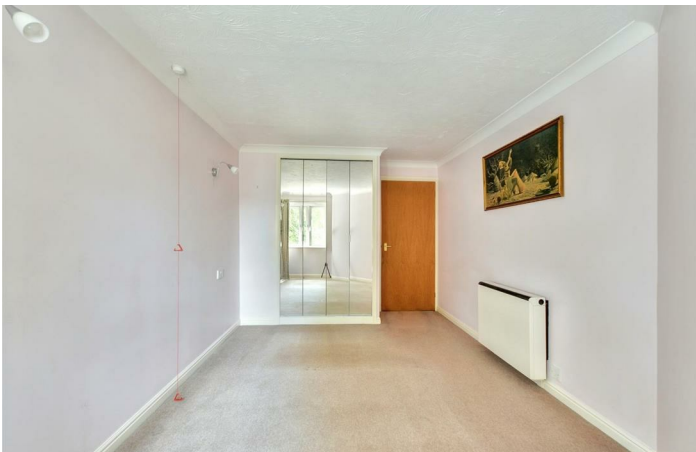
Flood Risk: No flooding in the past 5 years

Flood Defences: No

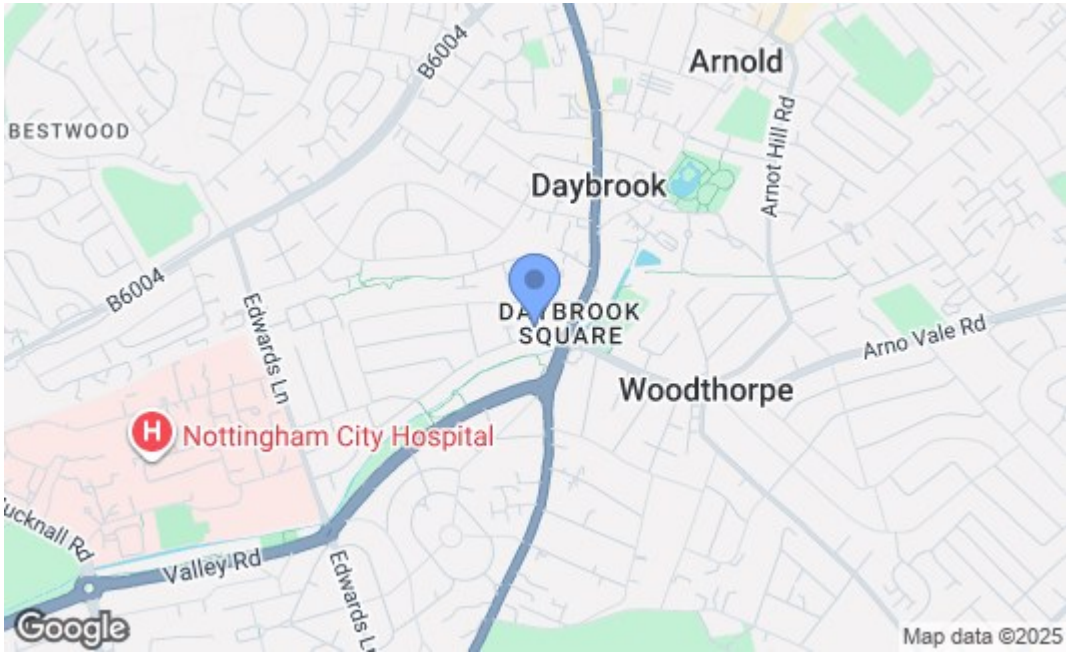
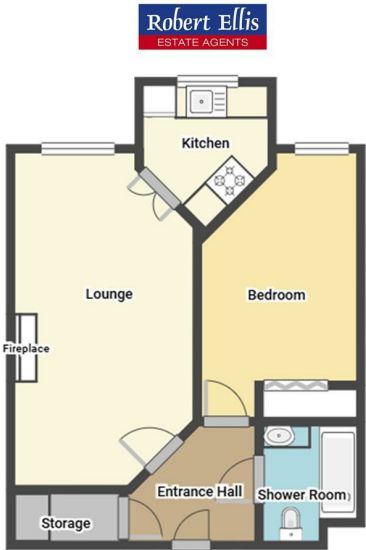
Non-Standard Construction: No

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.