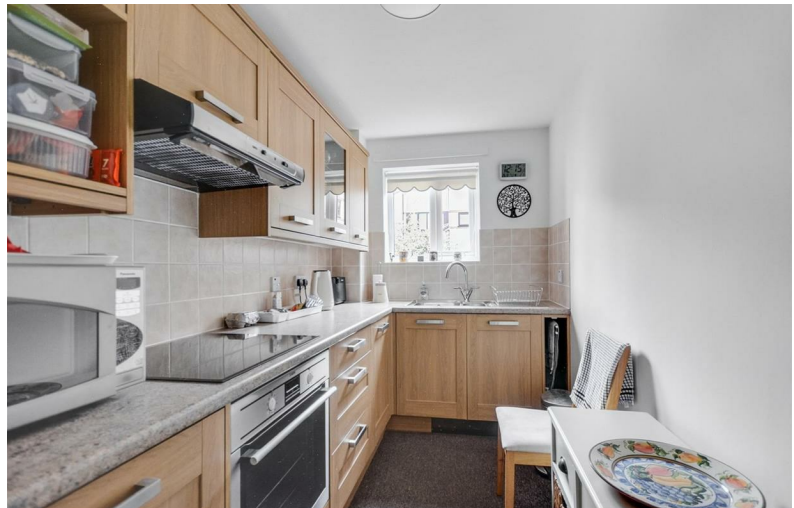




Sandby Court,
Chilwell, Nottingham
NG9 4ER

£120,000 Leasehold



A well proportioned two bedroom ground floor flat, exclusively for the over 55's.

Having been upgraded and modernised in recent years, including a new bathroom, kitchen and hot water heating system, this fantastic property is considered a great opportunity for those looking for a retirement property.

A communal entrance hall with a communal sitting room leads to the flat which in brief comprises: entrance hallway, lounge/diner, kitchen, double bedroom, further single bedroom and bathroom.

Outside there is parking to the front of the building and to the rear you will find a communal garden with a patio area and a range of mature trees and shrubs.

Situated in a convenient residential location within walking distance of a doctors surgery, local shops and transport links including the NET tram, an early internal viewing comes highly recommended.



Entrance Hall

Entrance door, electric heater, two built-in storage cupboards, and doors to the bathroom, two bedrooms, kitchen and lounge diner.

Lounge Diner

20'0" x 9'5" (6.1m x 2.89m)

A carpeted reception room with UPVC double glazed window to the rear, electric heater, and electric fire.

Kitchen

11'9" x 5'11" (3.6m x 1.81m)

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven, and hob with air filter over, tiled splashbacks, space for a fridge freezer, and UPVC double glazed window rear.

Bedroom One

14'10" x 9'4" (4.54m x 2.87m)

A carpeted double bedroom with built-in wardrobe, and UPVC double glazed window to the rear.

Bedroom Two

11'9" x 5'6" (3.6m x 1.7m)

A carpeted bedroom with UPVC double glazed window to the rear.

Bathroom

6'9" x 6'2" (2.08m x 1.9m)

Incorporating a three-piece suite comprising: corner shower, wash-hand basin inset to vanity unit, WC, tiled walls, laminate flooring, heated towel rail and extractor fan.

Outside

Outside there is parking to the front of the building and to the rear you will find a communal garden with a patio area and a range of mature trees and shrubs.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

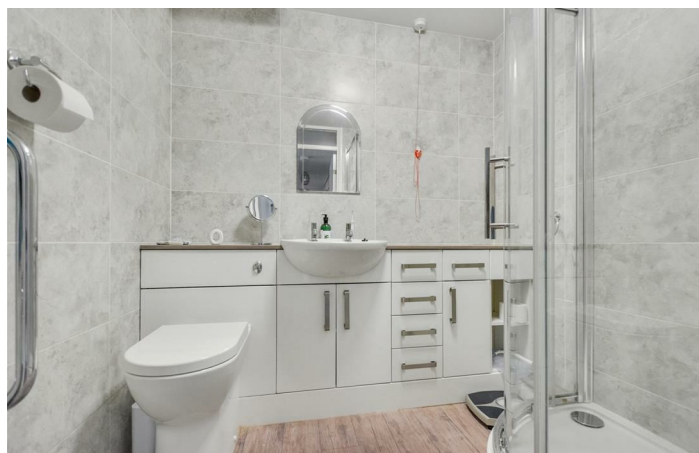
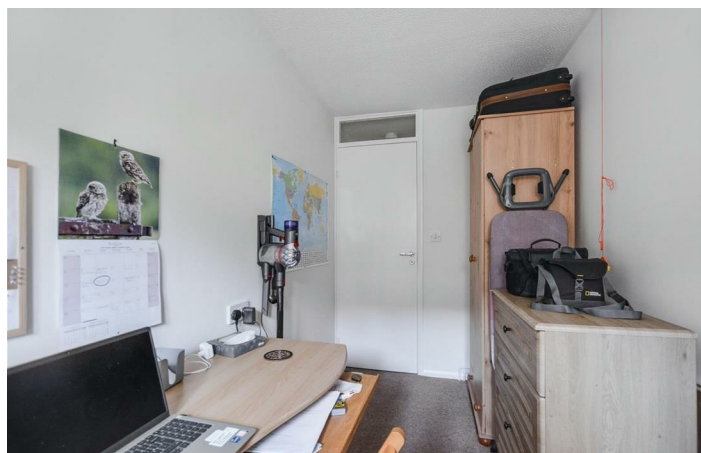
Accessibility/Adaptions: None

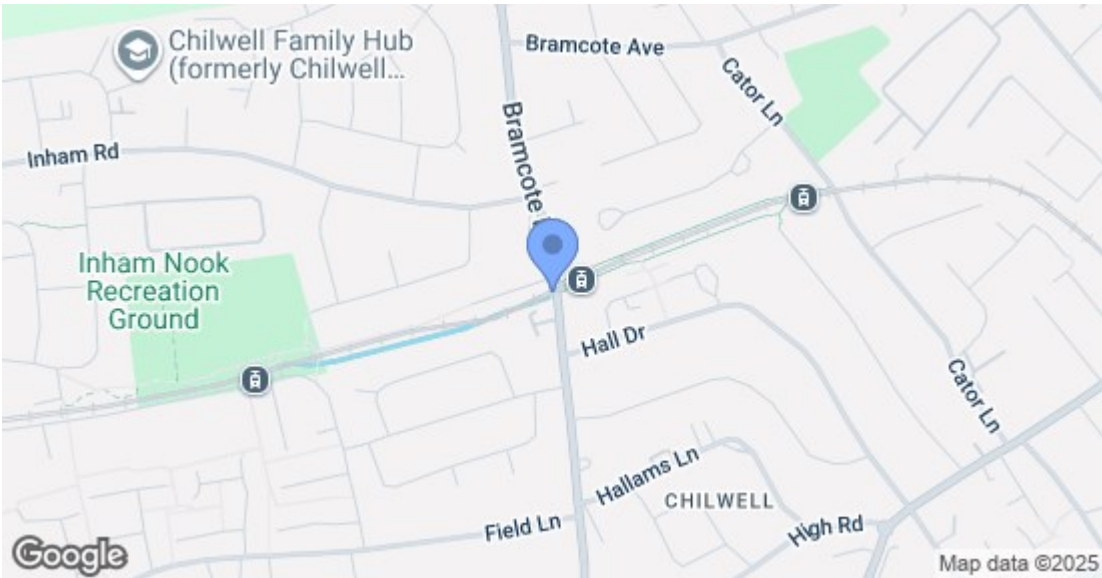
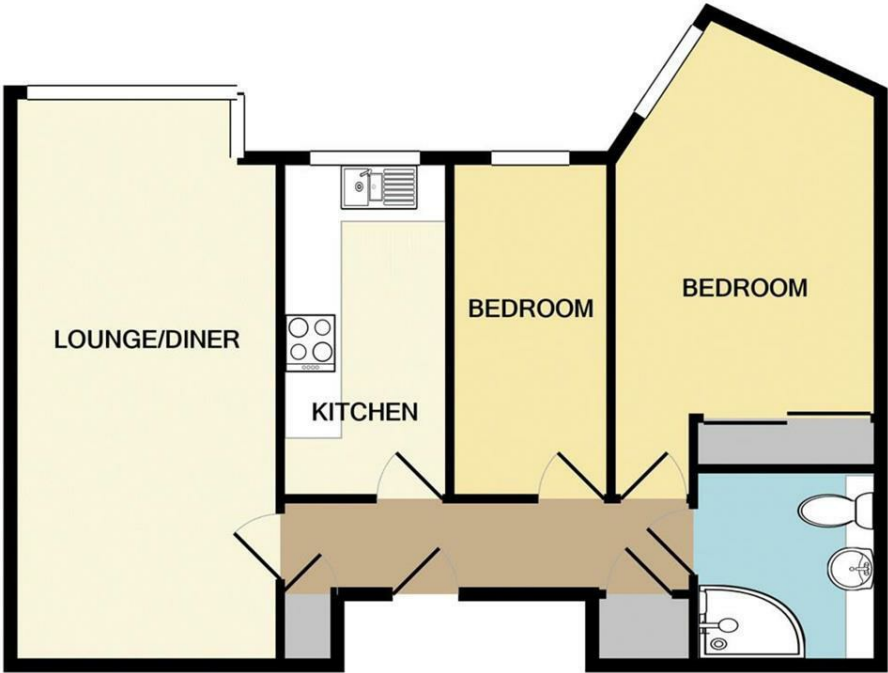
Does the property have spray foam in the loft?: No

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		
(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		
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.