



Royal Court, Haydn Road
Nottingham NG5 2JU

A WELL PRESENTED THREE BEDROOM
APARTMENT FOR SALE IN SHERWOOD!

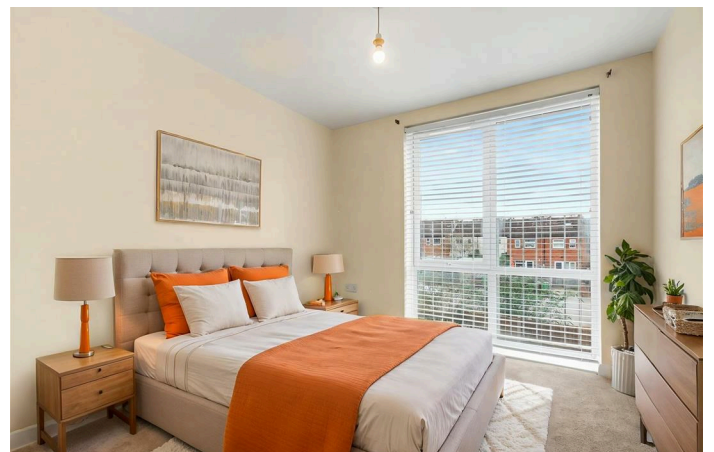
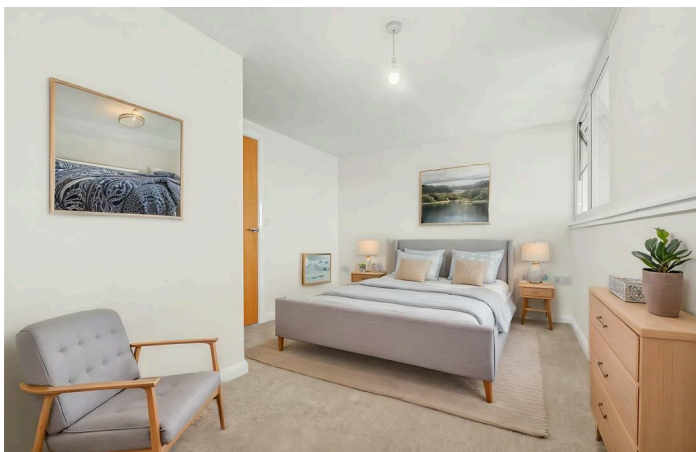
Offers In The Region Of £170,000 Leasehold



Robert Ellis Estate Agents are pleased to offer this well presented three bedroom duplex apartment in the popular area of Sherwood, offered with no chain, providing a straightforward purchase for first-time buyers, professionals or investors.

The property is conveniently located close to a wide range of shops, cafés, restaurants and local amenities, with excellent transport links into Nottingham City Centre.

Arranged over two floors, the lower level comprises an entrance hall, WC, a bedroom, and a spacious open-plan lounge/kitchen/diner, offering a bright and flexible living space. The upper floor features two generous double bedrooms and a modern three piece bathroom suite. Externally, the apartment benefits from well maintained communal areas and allocated parking, providing practical, low-maintenance living in a lively area of Sherwood.



Entrance Hallway

Wooden entrance door, carpeted flooring, electric storage heater, doors leading off to:

Bedroom Three

10'36 x 9'22 approx (3.05m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, electric storage heater, storage cupboard.

WC

5'98 x 2'60 approx (1.52m x 0.61m approx)
WC, carpeted flooring, tiled splashbacks, handwash basin.

Living Kitchen

15'34 x 14'50 approx (4.57m x 4.27m approx)
Electric storage heaters, laminate flooring and tiled flooring, UPVC double glazed windows to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, tiled splashbacks, oven with induction hob over and extractor hood above, integrated fridge freezer, picture rail.

First Floor Landing

Carpeted flooring, storage cupboard, doors leading off to:

Bedroom One

14'49 x 9'58 approx (4.27m x 2.74m approx)
Windows to living kitchen, dado rail, carpeted flooring, electric storage heater.

Bedroom Two

8'38 x 9'23 approx (2.44m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, electric storage heater.

Bathroom

9'06 x 5'44 approx (2.90m x 1.52m approx)
S-shaped heated towel rail, tiled flooring, shaver point, WC, handwash basin, tiled splashbacks, bath with mains fed shower over.

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

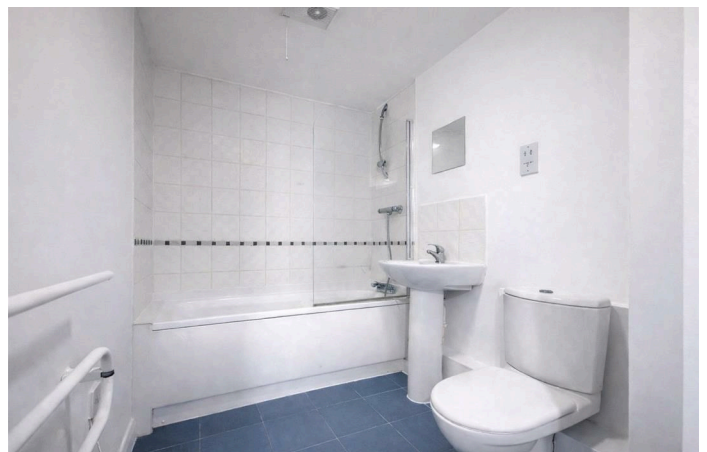
Flood Risk: No flooding in the past 5 years

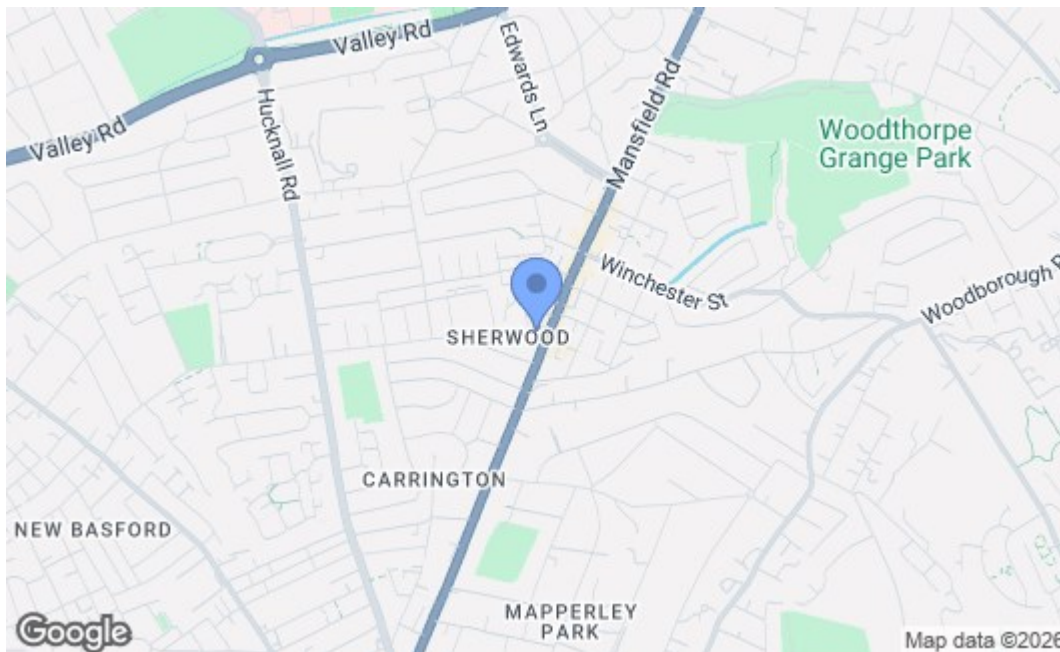
Flood Defences: No

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		72	77
(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.