



Sandby Court,  
Chilwell, Nottingham  
NG9 4ER

**£100,000 Leasehold**





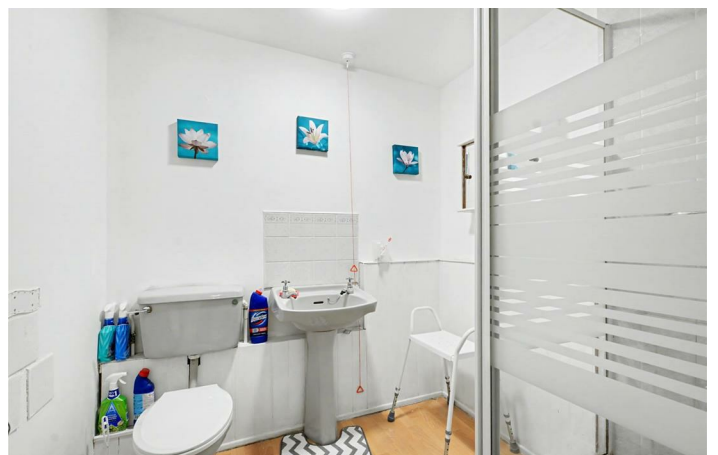
A well-presented two-bedroom first floor flat situated in a popular warden aided development.

This is an ideal purchase for any occupants over the age of 55 that are retired, this development also has the advantage of a communal lounge area, with kitchen facility, laundry room and garden, they regularly run coffee mornings and social gatherings.

Situated within close proximity to a variety of local amenities including the doctor's surgery, the co-op, public houses and many other facilities. This is also the benefit of excellent bus and tram links locally including tram and bus stops within walking distance and Beeston train station is just a short distance away for journeys further afield.

In brief, the internal accommodation comprises; Entrance Hall, Living/Dining Room, Kitchen, Two Bedrooms and Bathroom.

Outside the development is a communal parking area and well-maintained garden and drying area. this great property is well worth of an early internal viewing.



### Entrance Hall

With intercom system, storage cupboard and further airing cupboard.

### Living Room

20'0" x 9'6" approx (6.11m x 2.90m approx)

Carpeted room, with storage heater and UPVC double glazed bay window to the front aspect.

### Kitchen

11'10" x 5'11" approx (3.61m x 1.82m approx)

A range of wall, base and draw units with work surfaces over, inset sink and drainer with tiled splashbacks. Space and fittings for freestanding appliances to include oven, washing machine and fridge/freezer.

### Bedroom One

15'6" x 9'2" max overall approx (4.73m x 2.81m max overall approx)

Carpeted room, with fitted wardrobes and UPVC double glazed window.

### Bedroom Two

12'0" x 5'9" approx (3.66m x 1.77m approx)

Carpeted room, with UPVC double glazed window.

### Bathroom

Three-piece suite to include walk in shower cubical with electric shower, wash hand basin and WC.

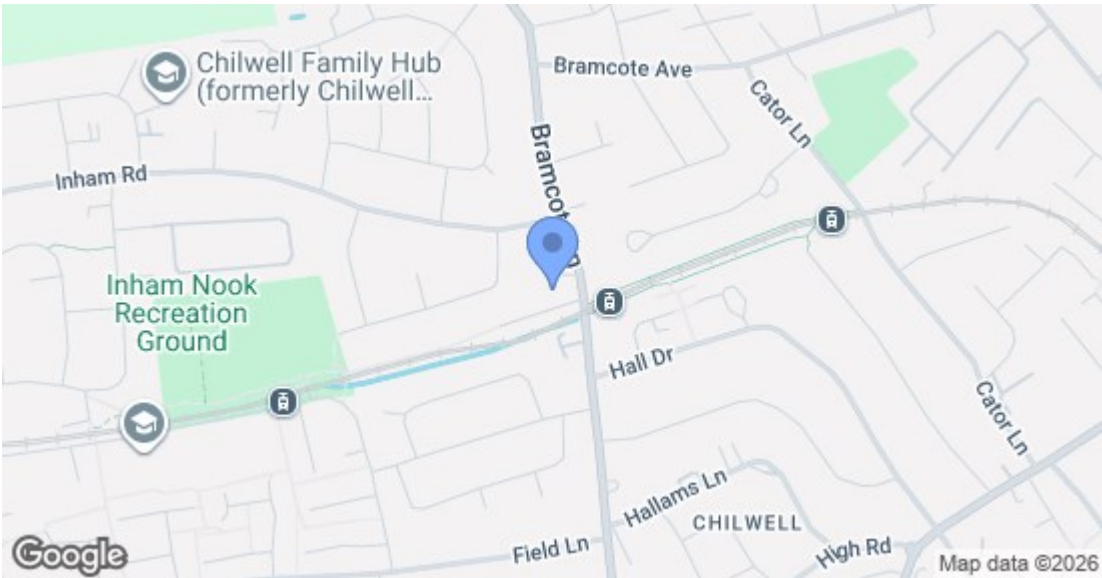
### Outside

A communal parking area and well-maintained garden and drying area.

### Council Tax

Broxtowe Borough Council Band B





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       | 77      |           |
| (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                                                     |         | 86        |
| (81-91) B                                                       | 79      |           |
| (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.