



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

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

**£115,000 Leasehold**



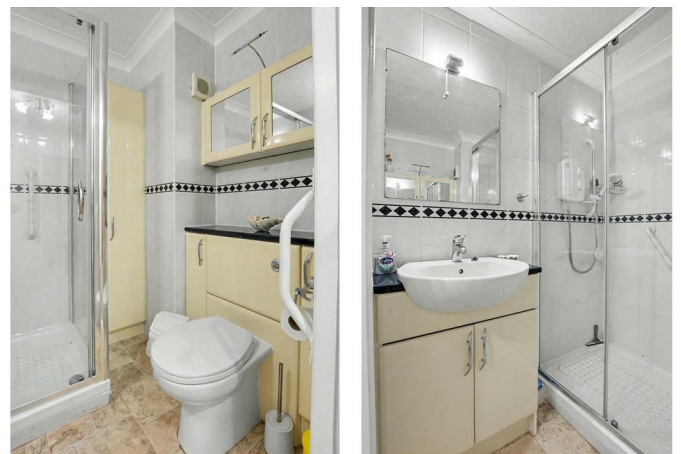
A well-presented ground floor one bedroom apartment situated within a popular and well-maintained development in the sought-after area of Sherwood, offering comfortable and low-maintenance living ideally suited to a range of buyers.

The property benefits from a secure communal entrance and is positioned on the ground floor, providing ease of access. Internally, the accommodation comprises a spacious lounge with feature fireplace and double doors opening through to the kitchen, creating a light and airy living space. The kitchen is fitted with a range of wall and base units, offering practical storage and workspace.

The bedroom is well-proportioned and benefits from fitted storage, while the bathroom is fitted with a modern suite including a walk-in shower, designed with convenience in mind.

Externally, the development is set within attractive communal gardens, offering a pleasant and peaceful environment for residents. The complex itself is well regarded, benefiting from well-kept surroundings, communal facilities and a strong sense of community, making it a highly desirable place to reside.

Situated within easy reach of local amenities, shops and transport links, this property represents an excellent opportunity for first-time buyers, downsizers or investors looking for a well-located apartment.



### Entrance Hallway

Storage cupboard, carpeted flooring, doors leading off to:

### Bathroom

6'39 x 5'10 approx (1.83m x 1.78m approx)

Linoleum flooring, tiled splashbacks, coving to the ceiling, WC, shower cubicle with electric shower over, vanity wash hand basin with mixer tap over.

### Bedroom

12'40 x 8'80 approx (3.66m x 2.44m approx )

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

### Lounge

10'24 x 19'60 approx (3.05m x 5.79m approx)

Carpeted flooring, electric fire, coving to the ceiling, UPVC double glazed window, UPVC double glazed door leading out the garden area.

### Kitchen

7'12 x 6'75 approx (2.13m x 1.83m approx)

Tiled flooring, UPVC double glazed window to the front elevation, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, four ring electric hob, electric oven, space and point for a fridge, space and point for freezer.

### Outside

One parking space externally.

### 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 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

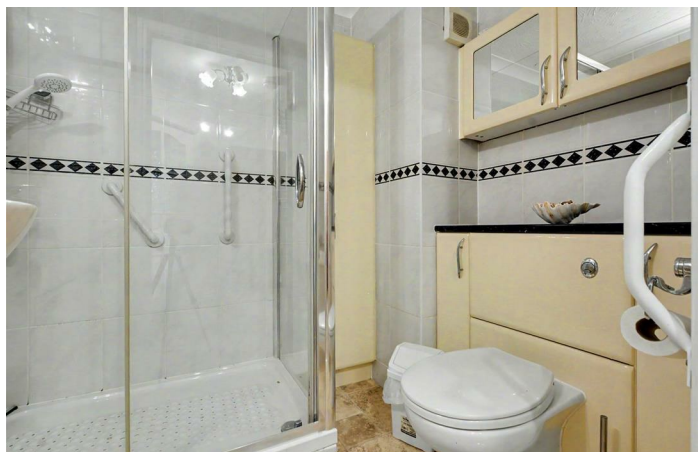
Flood Risk: No flooding in the past 5 years

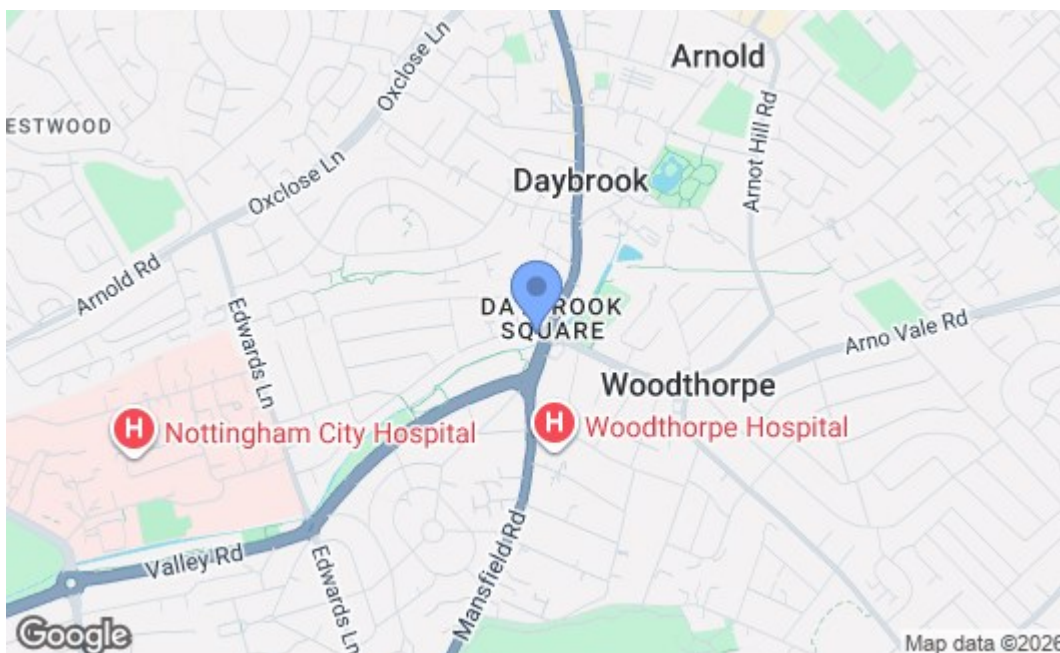
Flood Defences: No

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			
		76	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.