



Royal Court, 56 Haydn Road,  
Sherwood, Nottingham  
NG5 2JU

**£150,000 Leasehold**





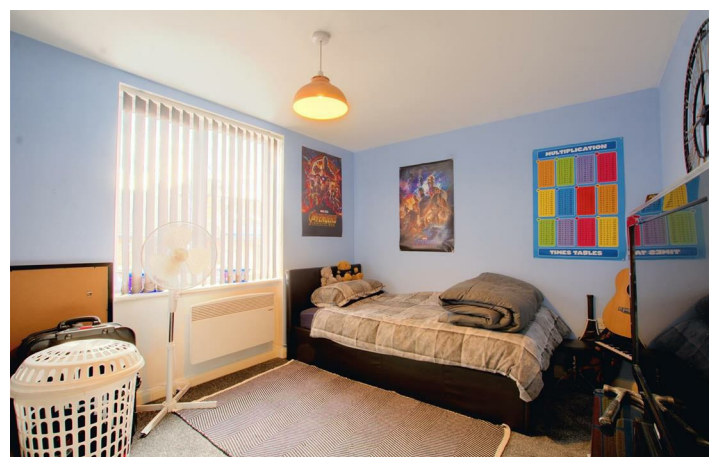
Robert Ellis Estate agents are proud to bring to the market this fantastic TWO/THREE BEDROOM, FIRST FLOOR APARTMENT situated in Sherwood, Nottingham.

Positioned directly off the popular Mansfield Road, the property is being sold to the market with the benefit of no upward chain. The property is located just a stone's throw away from various local amenities, the City Hospital, and has easy access to Nottingham City Centre.

This immaculate apartment is located within a purpose-built apartment building. With a communal entrance hallway featuring a secure entry door system that leads to the first-floor accommodation.

Upon entry, you are greeted by the hallway with doors leading off to the Separate W/C, Storage cupboard, Open plan Kitchen living room with a mezzanine bedroom level, bedroom/reception room to the ground floor level, and staircase leading to the second-floor landing. Located on the second floor are two additional bedrooms and a family bathroom. Secure gated parking is found at the rear of the property.

Contact the office before it is too late!



### Entrance Hallway

Ceiling light point. Wall mounted electric heater. Storage cupboard. Doors leading into Open Plan Kitchen Living Area, Ground Floor W/C & Bedroom 3. Staircase to Landing

### Open Plan Kitchen Living Area

19'07 x 13'02 approx (5.97m x 4.01m approx)  
2 x UPVC double glazed windows to the front elevation. UPVC double glazed windows to the rear elevation Range of fitted wall and base units incorporating laminate work surface over. Stainless steel sink with mixer tap above. Integrated oven with 4 ring ceramic hob over. Stainless steel extractor hood above. Space and point for freestanding fridge freezer. Space and point for automatic washing machine. Tiled splash backs. Wall mounted electric heater. Wall light point. Ceiling light points. Open Mezzanine to Bedroom 1

### Ground Floor W/C

4'07 x 3'04 approx (1.40m x 1.02m approx)  
Low level flush W/C. Pedestal wash hand basin. Tiled splash backs. Ceiling light point. Extractor unit.

### Bedroom 3

10 x 9 approx (3.05m x 2.74m approx)  
UPVC double glazed window to the front elevation. Ceiling light point. Wall mounted electric heater

### Landing

Ceiling light point. Panelled door leading into Bedroom 1, 2 & Family Bathroom

### Bedroom 1

11'06 x 9'11 approx (3.51m x 3.02m approx)  
UPVC double glazed to the rear elevation. Ceiling light point. Wall mounted electric heater. Mezzanine over looking living area

### Bedroom 2

12'3 x 9' approx (3.73m x 2.74m approx)  
UPVC double glazed to the front elevation. Ceiling light point. Wall mounted electric heater.

### Family Bathroom

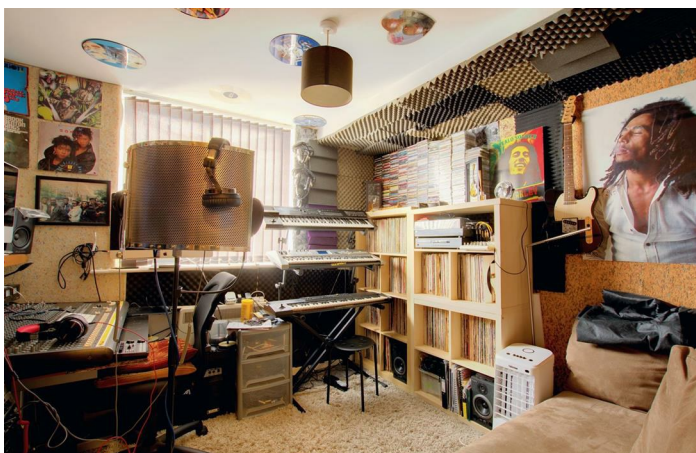
5'03 x 9'03 approx (1.60m x 2.82m approx)  
Modern white 3 piece suite comprising panel bath with mains fed shower above. Pedestal wash hand basin. Low level flush W/C. Linoleum floor covering. Ceiling light point. Extractor unit. Tiled splash backs.

### Council Tax

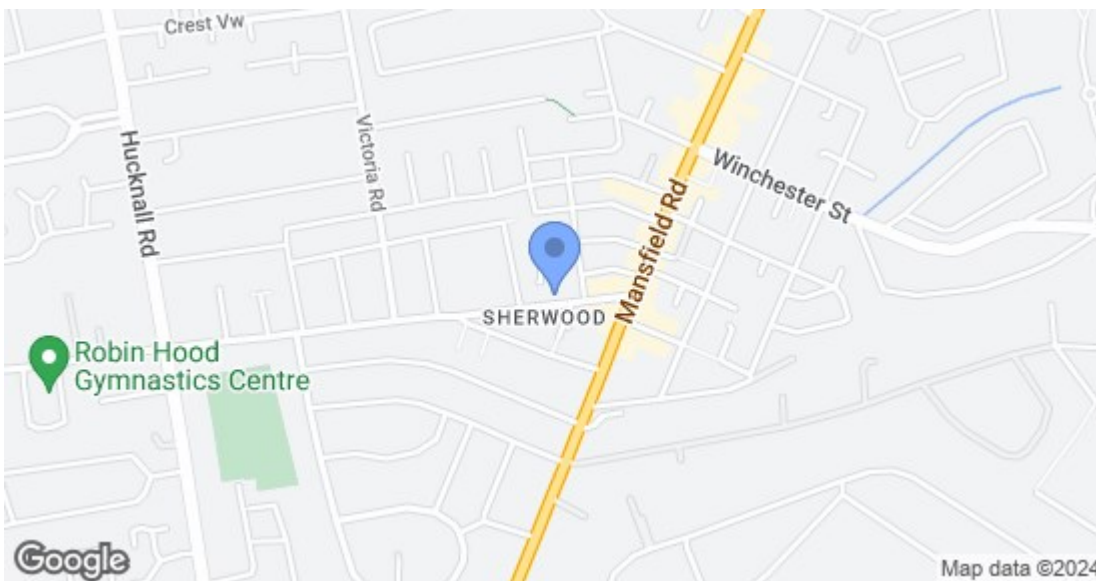
Local Authority: Nottingham  
Council Tax band: B

### Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 16mbps Ultrafast 1000mbps  
Phone Signal – 02, Vodafone  
Sewage – Mains supply  
Flood Risk – Surface Water : Medium  
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			77
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<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.