



Hartington Road
Sherwood, Nottingham NG5 2GU

A MODERNISED SECOND FLOOR, TWO
DOUBLE BEDROOM FLAT SITUATED IN
SHERWOOD, NOTTINGHAM

Guide Price £220,000 Leasehold -

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** GUIDE PRICE £220,000 - £230,000 **

LEASEHOLD WITH SHARE OF FREEHOLD

Robert Ellis Estate Agents are delighted to bring to the market this STUNNING TWO-DOUBLE Bedroom, SECOND FLOOR FLAT. The property has been extensively renovated throughout and offers spacious accommodation whilst being ideally located in the popular town of Sherwood, Nottingham.

Whilst being presented to a high standard, perfect for a range of buyers such as a First-Time Buyer looking to take a step onto the property ladder or an investor looking to invest in a property that has been proven to have a top rental return in the area.

The property is only a 2 minute walk to Sherwood's affluent high street with local retailers, shops, restaurants, and bars. This also offers transport links to surrounding towns and Nottingham City centre which is within 10 minutes of travel. Alongside this it would only take 8 minutes to drive to Nottingham City Centre.

In brief, the accommodation comprises an entrance hall, an open plan lounge/dining room, a modern fitted kitchen, and two double bedrooms serviced by a four-piece bathroom suite. The property also benefits from private off the road parking.

A VIEWING COMES RECOMMENDED TO FULLY APPRECIATE ALL THE PROPERTY HAS TO OFFER, SELLING WITH NO UPWARD CHAIN.



Communal Area

Wooden single glazed access door into communal area. Mosaic tile flooring. Ceiling light point. Carpeted staircase leading up to Property

Landing

18'2 x 17'06 approx (5.54m x 5.33m approx)
Carpeted staircase leading up to Landing. Velux roof windows to rear elevation. Feature column radiators. Recessed ceiling spotlights. Loft access hatches, boarded and housing combination boiler. Hive heating control panel. Internal panel doors leading Open Plan Living / Dining Room, Kitchen, Bedroom 1, 2 and Bathroom

Living / Dining Room

14'11 x 14'09 approx (4.55m x 4.50m approx)
UPVC double glazed leaded picture window to the front elevation. Carpeted flooring. Feature column radiator. Recessed ceiling spotlights. TV point. Ample space for dining table

Kitchen

14'07 x 8'05 approx (4.45m x 2.57m approx)
UPVC double glazed window to the side elevation. LVT flooring. Tiled splashbacks. Recessed ceiling spotlights. Under unit pelmet lighting. Range of wall and base units incorporating laminate worksurfaces above. Breakfast bar providing additional seating space. Stainless steel sink and drainer unit with swan neck dual heat tap above. 4 ceramic hob with stainless steel extractor unit above. Integrated oven. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer.

Bedroom 1

14'10 x 14'9 approx (4.52m x 4.50m approx)
UPVC double glazed leaded picture window to the front elevation. Carpeted flooring. Feature column radiator. Recessed ceiling spotlights. Built-in double wardrobes providing useful additional storage space.

Bedroom 2

14'09 x 14'6 approx (4.50m x 4.42m approx)
UPVC double glazed windows to the side elevations. Carpeted flooring. Feature column radiator. Recessed ceiling spotlights. Built-in double wardrobe providing useful additional storage space.

Bathroom

11'05 x 5'11 approx (3.48m x 1.80m approx)
This traditional 4 piece suite comprising of a panel bath with dual heat tap, walk-in shower enclosure with rainwater shower head above, pedestal wash hand basin with dual heat tap and a low level flush WC. UPVC double glazed window to the side elevation. LVT flooring. Tiled splash backs. Part panelling to walls. Chrome heated towel rail. Recessed ceiling spotlights

Outside of Property

Private off the road parking space

Council Tax

Local Authority Nottingham
Council Tax band A

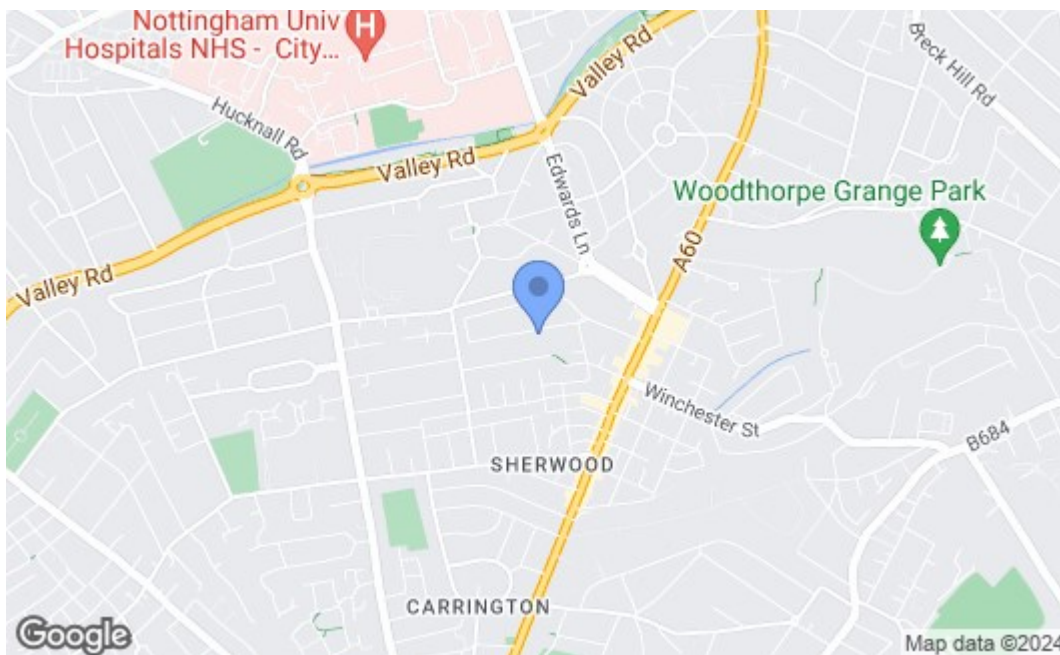
Agents Note

Leasehold: 153 years remaining

Agreement of £100 to be paid to the Freeholds Fund every calendar month, the Freeholders Fund is responsible for the maintenance and upkeep of the building

No Ground Rent to be paid





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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 <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 <small>EU Directive 2002/91/EC</small>		

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.