



**Kelham Drive  
Sherwood, Nottingham NG5 1RA**

A TWO-BEDROOM GROUND FLOOR  
APARTMENT, SITUATED IN SHERWOOD,  
NOTTINGHAM.

**Asking Price £135,000 Leasehold**



Robert Ellis Estate Agents are delighted to bring to the market this TWO-BEDROOM GROUND FLOOR APARTMENT situated in Sherwood, Nottingham

The property would ideally suit a professional couple, someone looking to downsize to a property with no stairs or a buy to let investor. Situated for convenient access to the city center and good access links to the M1 motorway. This well-presented two double bedroom ground floor apartment also benefits from allocated parking.

This modern, purpose-built apartment derives the benefit of modern conveniences such as Gas Central Heating and Double Glazing.

Entering into the hallway that benefits from built in storage cupboard and a wall mounted intercom, we have access into the living area, both bedrooms and the bathroom. The open plan living area has a lounge area and dining area with French Doors out to the patio area, and an arch leading into the kitchen. There is a modern three-piece bathroom consisting of a bath with shower attachment, WC and wash basin with storage below.

Externally, there is allocated parking behind secure electric gates and further visitor parking space.

An early viewing on this property is highly recommended to appreciate the accommodation on offer.



### Front of Property

To the front of the property there is a secure gated car park with an allocated space alongside visitor parking.

### Entrance Hallway

11'03 x 3'09 approx (3.43m x 1.14m approx)

Entrance door from the communal hallway leading to the property. Intercom phone system. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard. Internal doors leading into Lounge Diner, Kitchen, Bedroom 1, 2 and Family Bathroom

### Lounge Diner

19'04 x 12'11 approx (5.89m x 3.94m approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiators. Ceiling light point. Coving to the ceiling. UPVC double glazed French doors with fixed double glazed panels either side leading to the paved patio area. Open through to Kitchen

### Kitchen

7'09 x 7'02 (2.36m x 2.18m )

Tiled splashbacks. Ceiling light point. Range of wall base and drawers units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap above. Integrated oven. Stainless steel 4 ring gas hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine

### Bedroom 1

18'08 x 11'05 approx (5.69m x 3.48m approx)

UPVC double glazed window. Wall mounted radiator. Ceiling light point

### Bedroom 2

10'06 x 7'07 approx (3.20m x 2.31m approx)

UPVC double glazed window. Wall mounted radiator. Ceiling light point

### Family Bathroom

7'07 x 6'04 approx (2.31m x 1.93m approx)

Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Modern 3 piece suite comprising of a panel bath with mains fed shower above, semi recessed

vanity wash hand basin with dual heat tap and storage space below and a low level flush WC. Extractor fan

### Rear of Property

To the rear of the property there is an enclosed communal garden with a patio area, mature shrubs and trees planted to the borders. Fencing to the boundaries

### 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 Superfast 80mbps

Phone Signal – 02, Vodafone, Three

Sewage – Mains supply

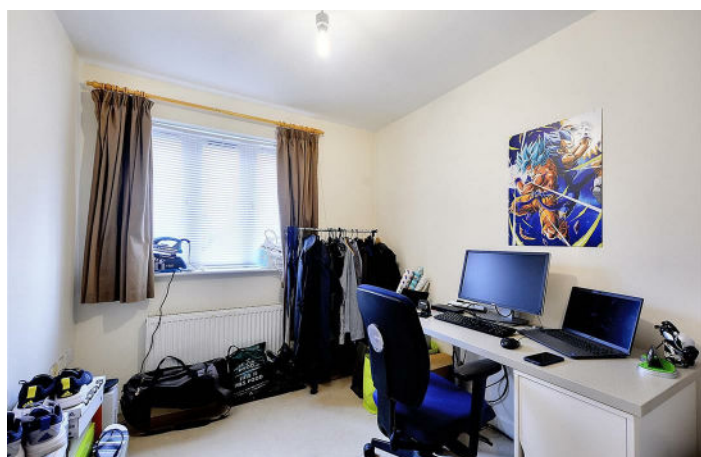
Flood Risk – No flooding in the past 5 years

Flood Defences – No

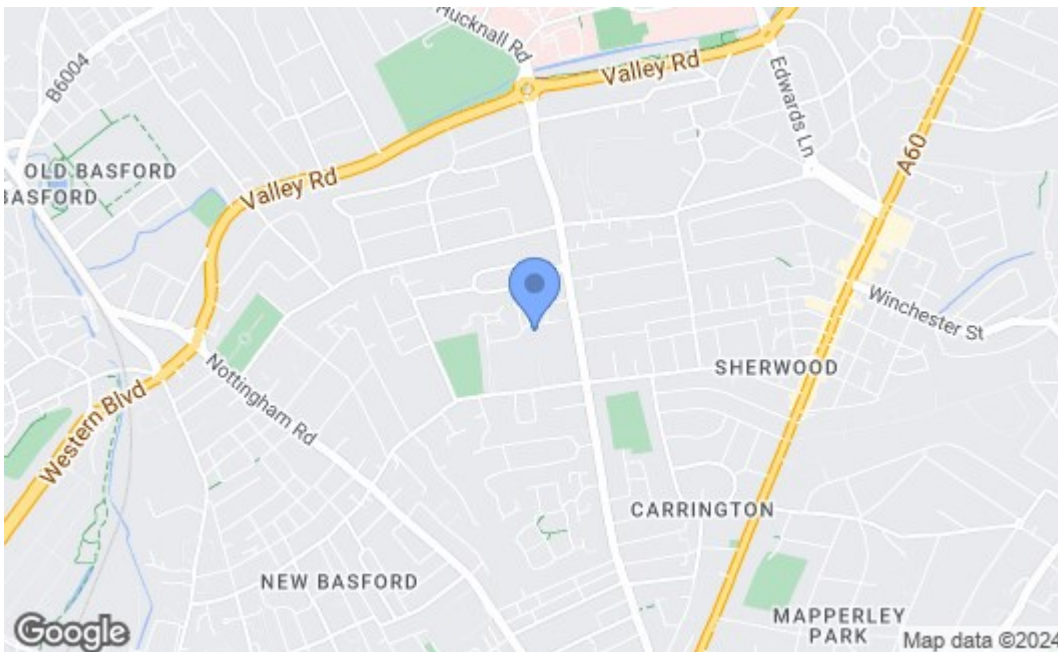
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| 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) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| 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.