



Wren Court,
Sawley, Nottingham
NG10 3AG

£112,950 Leasehold

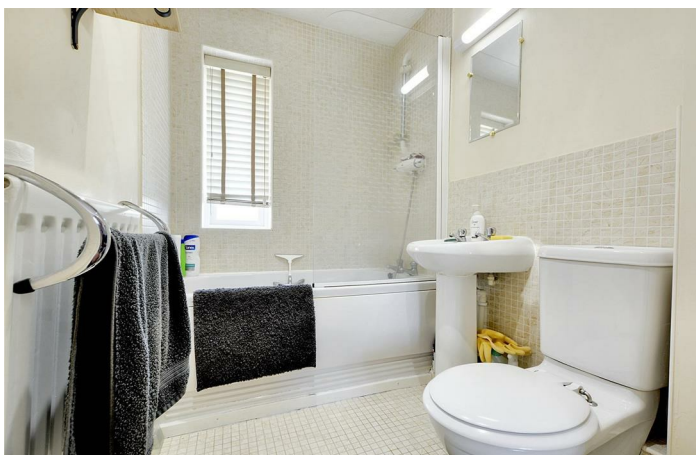


A ONE BEDROOM MAISONETTE, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

This superbly presented, modern one bedroom first floor maisonette is situated in a pleasant courtyard setting in the heart of Old Sawley and offers quality accommodation ideally suited to a single purchaser; whether a first time buyer or downsizer.

The property benefits from gas central heating and UPVC double glazing and in brief comprises of an entrance hall with staircase to the first floor which offers lounge with feature fireplace, fitted kitchen having built-in cooking appliances, built in dishwasher, fridge and washing machine, double bedroom with built-in wardrobes and en-suite bathroom with shower above the bath. There is a useful store room to the ground floor and allocated parking adjacent to the maisonette.

Sawley is a very popular area in which to live with the Wren Court being close to open countryside and there are a number of local amenities and facilities including various shops with there being a Co-op convenience store on Draycott Road and other shopping facilities found on Tamworth Road, healthcare and sports facilities which include the Trent Lock Golf Club, in nearby Long Eaton there are Tesco, Asda and Aldi superstores and many other retail outlets, walks in the surrounding picturesque countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hallway

3'4" x 12' approx (1.02m x 3.66m approx)

Double glazed door into:

With radiator, door to storage cupboard, Staircase off to the first floor where the accommodation is situated.

Lounge

14'9" x 11'4" approx (4.50m x 3.45m approx)

Two UPVC double glazed windows, carpeted flooring, ceiling spotlights, two radiators and a gas fireplace with marble style surround and hearth.

Kitchen

8'6" x 7' approx (2.59m x 2.13m approx)

UPVC double glazed window, tiled flooring, ceiling spotlights and wall and base units with work surface over, inset stainless steel sink and drainer, built-in cooker with extractor fan over, dishwasher, washing machine and fridge.

Bedroom 1

9'1" x 11'5" approx (2.77m x 3.48m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling spotlights, radiator, two built-in wardrobes and a storage cupboard.

Bathroom

6'6" x 4'9" approx (1.98m x 1.45m approx)

Opaque UPVC double glazed window, tiled flooring, ceiling spotlights, radiator, white three piece suite with a mains fed shower over the bath, glass shower screen, free standing sink, low flush w.c., extractor fan and electric over mirror light.

Outside Storage Cupboard

7' x 3'6" approx (2.13m x 1.07m approx)

With light and power.

Outside

The property has an allocated parking space to the rear.

Agents Notes

The property is leasehold with a 125 year lease which commenced 1.3.02. The ground rent is £75 per annum.

Directions

Proceed out of Long Eaton along Tamworth Road and

upon reaching the island by the railway station, continue directly across still following Tamworth Road. Opposite the church take the right hand turning onto Wren Court where the property can be found at the bottom of the road.

7983AMJG

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

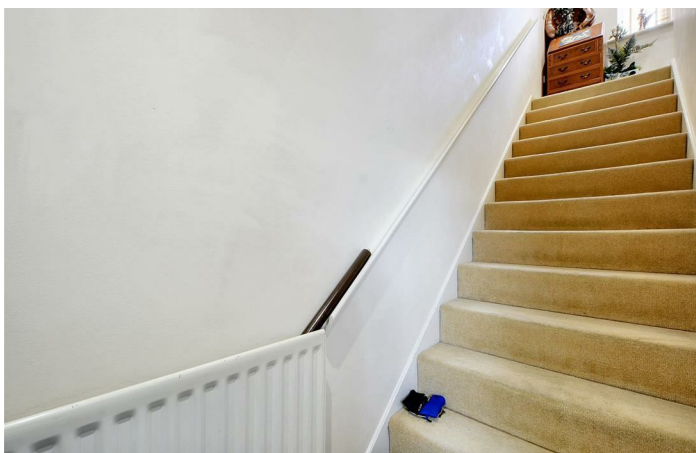
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

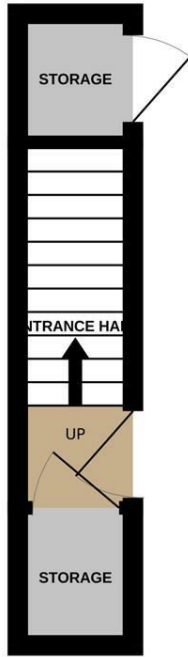
Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR

1ST FLOOR



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ 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.