



**The Cedars
, Nottingham NG5 3FP**

A WELL PRESENTED RETIREMENT HOME
FOR SALE

Asking Price £160,000 Leasehold



Robert Ellis Estate Agents are delighted to offer for sale this well-presented two-bedroom first-floor retirement apartment, situated within The Cedars, a popular retirement development in Nottingham. Offering spacious, comfortable accommodation in a peaceful and welcoming setting, this property is perfect for those looking to downsize and enjoy a more relaxed lifestyle whilst remaining close to everyday amenities.

The accommodation is accessed via an entrance lobby, with stairs leading to the first floor. A welcoming hallway provides useful storage and access to all rooms. The generous lounge offers a lovely space to relax or entertain family and friends, featuring a fireplace and a large window allowing plenty of natural light. The fitted kitchen offers a range of wall and base units, an integrated oven, induction hob and space for additional appliances.

There are two well-proportioned bedrooms, with the spacious principal bedroom benefiting from built-in storage. Completing the accommodation is a modern shower room featuring a shower enclosure, wash basin and WC.

The apartment also benefits from gas central heating and double glazing throughout.

Ideally positioned in Nottingham, the development enjoys convenient access to local shops, supermarkets, bus routes and nearby amenities. Arnold Town Centre, Sherwood and Nottingham City Centre are also within easy reach.

A fantastic opportunity for those seeking a comfortable, low-maintenance home within a retirement development, offering both convenience and a welcoming community setting. Viewing is highly recommended!



Entrance Lobby

UPVC double glazed entrance door, staircase leading to the accommodation.

Entrance Hallway

Laminate flooring, storage cupboard, loft access hatch, recessed spotlights to the ceiling, doors leading off to:

Lounge

16'18 x 13'55 approx (4.88m x 3.96m approx)

UPVC double glazed window, coving to the ceiling, wall mounted radiator, carpeted flooring, electric fire with tiled hearth and wooden surround.

Kitchen

9'33 x 8'33 approx (2.74m x 2.44m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven, four ring induction hob, space and point for a fridge freezer, space and plumbing for a washing machine, vinyl tile flooring, UPVC double glazed window, tiled splashbacks, housing the boiler.

Bedroom One

10'85 x 13'50 approx (3.05m x 3.96m approx)

UPVC double glazed window, wall mounted radiator, carpeted flooring, built-in storage.

Bedroom Two

9'12 x 7'65 approx (2.74m x 2.13m approx)

UPVC double glazed window, wall mounted radiator, carpeted flooring.

Bathroom

6'19 x 6'05 approx (1.83m x 1.96m approx)

Tiled flooring, UPVC double glazed window, wash hand basin, WC, shower enclosure with mains fed shower, tiled splashbacks, heated towel rail.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps 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

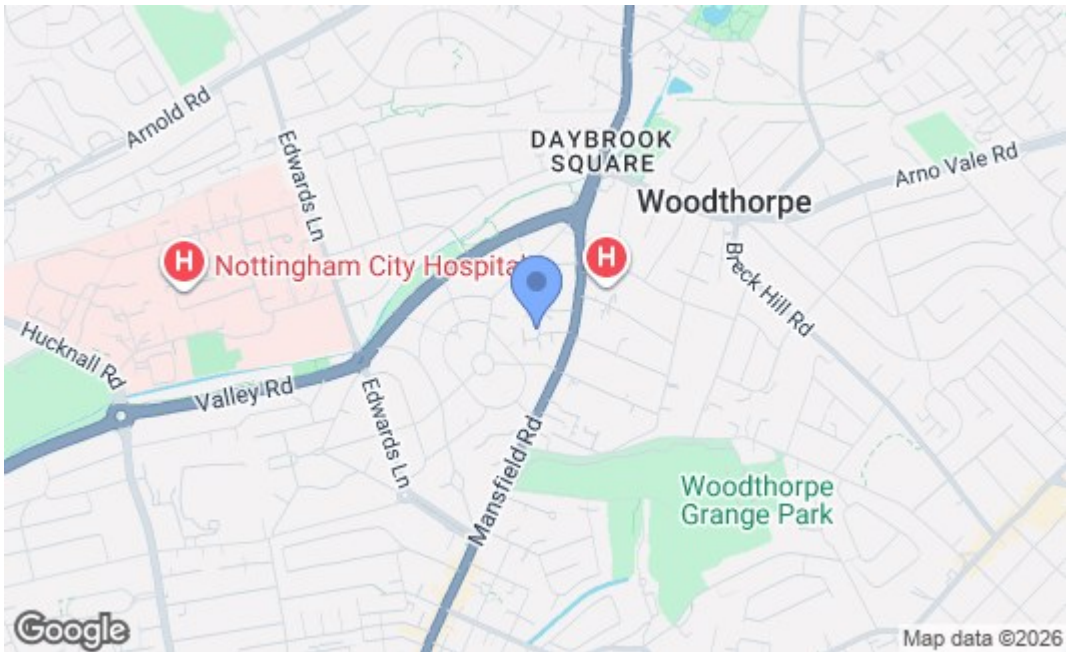
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 (CO ₂) Rating		
	Current	Potential
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.