Robert Ellis

*look no further...*








Mansfield Road,
Daybrook, Nottingham
NG5 6DE

**10% Shared Ownership**
**£29,000 Leasehold**

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** 10% SHARED OWNERSHIP ** RETIREMENT LIVING **

A MODERN TWO-BEDROOM RETIREMENT APARTMENT SITUATED WITHIN THE ATTRACTIVE MCCARTHY & STONE DAVISON HOUSE DEVELOPMENT IN THE POPULAR DAYBROOK AREA OF NOTTINGHAM.

Robert Ellis are delighted to bring to the market this two-bedroom retirement apartment, situated within Davison House, an attractive and purpose-built McCarthy & Stone retirement living development on Mansfield Road in the popular Daybrook area of Nottingham.

Designed with comfort, convenience and independent living in mind, Davison House offers an excellent opportunity for those looking to downsize into a more manageable home while enjoying the benefits of a secure and welcoming residential community. The development combines the privacy and independence of individual apartments with the added reassurance of dedicated on-site support and a range of excellent communal facilities.

The apartment offers the added benefit of two bedrooms, providing flexible accommodation for those seeking additional space. The second bedroom could be used for visiting family and friends, as a home office, hobby room or occasional guest bedroom, making the property particularly appealing to those who wish to downsize without compromising on practicality.

One of the main attractions of Davison House is the range of communal facilities available to residents. The development benefits from an attractive residents' lounge, providing a welcoming environment in which to socialise with neighbours, meet friends and family or take part in organised activities. This communal space helps create a friendly atmosphere, allowing residents to enjoy a sense of community while maintaining their independence.

The development also benefits from beautifully landscaped communal gardens, offering attractive outdoor spaces where residents can sit, relax and enjoy the surroundings during the warmer months.

For additional peace of mind, Davison House benefits from a dedicated House Manager, together with a 24-hour emergency call system and secure camera entry facilities. These features provide added reassurance and convenience, making the development particularly appealing to those seeking comfortable retirement living in a secure environment.

Further practical benefits include lift access and mobility scooter storage, helping to make everyday life more convenient and accessible for residents.

Situated on Mansfield Road in Daybrook, the development occupies a convenient position within easy reach of a wide range of everyday amenities. Nearby facilities include supermarkets, local shops, cafés, medical services and leisure facilities, while the popular Arnold town centre offers a further selection of independent retailers, national stores, restaurants and other everyday conveniences.

For those who enjoy spending time outdoors, the nearby Arnot Hill Park provides attractive green spaces, landscaped gardens and pleasant walking routes, making it an ideal location for a leisurely stroll or spending time with family and friends.

Regular public transport services along Mansfield Road provide convenient access to Nottingham city centre, Mansfield and surrounding areas, ensuring residents remain well connected to the wider area.





Open Plan Lounge/Dining Kitchen
20'4" x 2'11" approx (6.22m x 0.89m approx)
Dual aspect with UPVC double glazed doors and windows to the rear and side, recessed ceiling spotlights, zoned kitchen, dining and living areas.

Kitchen
6'7" x 8'2" approx (2.03m x 2.49m approx)
With a range of matching contemporary wall and bas units incorporating a laminate work surface over, integral oven with a ceramic hob above and integral extractor over featuring a vented air system above, recessed ceiling spotlights, stainless steel sink with mixer tap, space and plumbing for a free standing fridge freezer, linoleum flooring and ample storage cabinets. Airing cupboard housing a hot water cylinder, pressurised cylinder, electric consumer unit, space and point for a free standing tumble dryer.

Lounge/Dining Area
20'4" x 13'1" approx (6.22m x 3.99m approx)
Double glazed window to the rear, glazed rear access door, recessed ceiling spotlights, separate space for dining and living, wall mounted electric heater, storage cupboard and panelled doors to:

Bedroom 1
9'3" x 20'6" approx (2.82m x 6.27m approx)
UPVC double glazed window to the front, recessed ceiling spotlights, built-in wardrobes with sliding mirror doors, wall mounted electric heater.

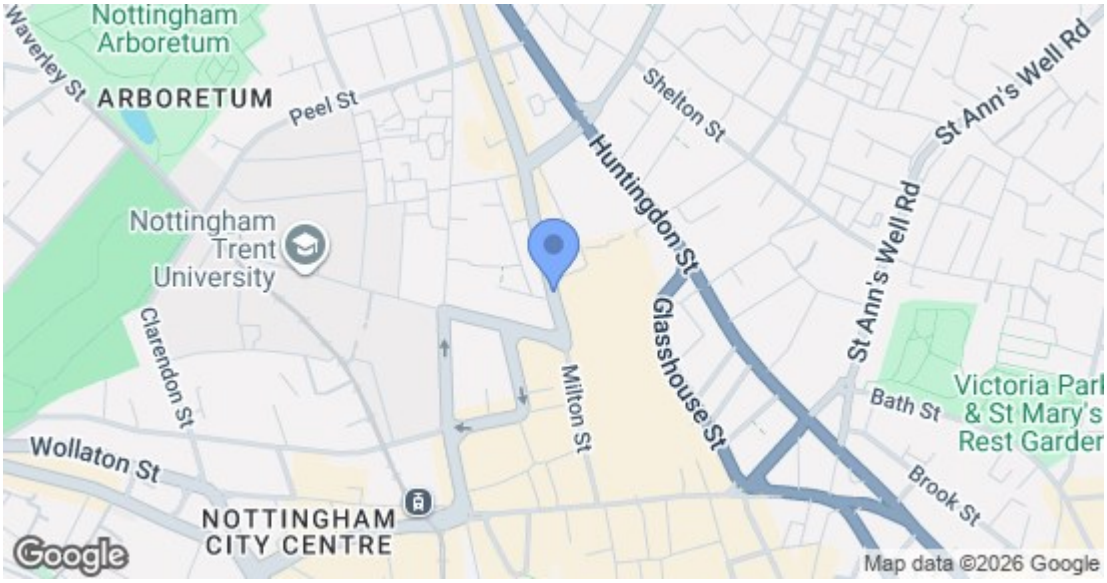
Bedroom 2
9'4" x 8'9" approx (2.87m x 2.69m approx)
UPVC double glazed window to the front, recessed ceiling spotlights, extractor fan, wall mounted electric heater.

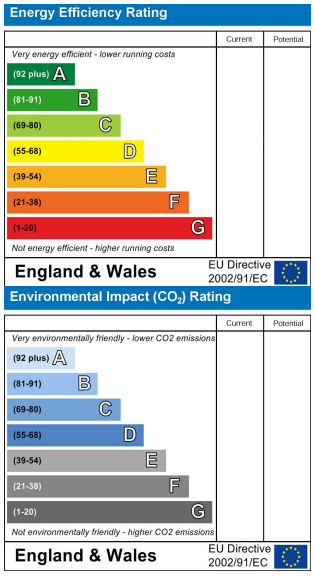
Bathroom
7'1" x 6'2" approx (2.18m x 1.88m approx)
Walk-in shower with a mains fed shower above, pedestal wash hand basin, low flush w.c., shaver point, recessed ceiling spotlights, extractor fan, chrome heated towel rail, linoleum flooring.








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.

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