

# HoldenCopley

PREPARE TO BE MOVED

The Cedars, Sherwood, Nottinghamshire NG5 3FP

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Guide Price £200,000 - £250,000



The Cedars, Sherwood, Nottinghamshire NG5 3FP





GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

This charming two-bedroom ground-floor apartment, set within a Grade II listed building, offers a perfect blend of historical charm and modern convenience, with no upward chain. Located in a popular area, the apartment enjoys proximity to local amenities, including shops, eateries, schools, and excellent transport links. The property greets you with a spacious entrance hall showcasing original features, including Grade II listed mouldings and high ceilings, which continue throughout the home. The bright and inviting living/dining room is highlighted by a feature bay window that fills the space with natural light. The well-appointed kitchen offers ample space for culinary needs. Both double bedrooms are generously sized, each with its own stylish en-suite bathrooms for added privacy and comfort. Outside, residents have access to a beautifully maintained shared garden, and the property also provides off-road parking for up to two cars, enhancing its appeal.

MUST BE VIEWED!







- Grade II Listed Building
- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Stylish En-Suite & Bathroom
- Off-Road Parking
- No Upward Chain
- Popular Location
- Leasehold - Share Of Freehold











## ACCOMMODATION

### Entrance Hall

5\*8" x 32\*10" (1.75m x 10.03)

The entrance hall has carpeted flooring, a radiator, ceiling cornices, a wall-mounted intercom, a single-glazed sash window and a single door providing access into the accommodation.

### Living Room

21\*11" x 17\*10" (6.69m x 5.45m)

The living room has carpeted flooring, three radiators, ceiling coving, a dado rail, a feature marble fireplace and a large bay single-glazed sash windows.

### Hall

7\*9" x 2\*11" (2.37m x 0.91m)

The hall has carpeted flooring, ceiling cornices and an in-built storage cupboard.

### Kitchen

10\*11" x 14\*4" (3.33m x 4.39m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, a freestanding washing machine, fridge & freezer, an integrated oven, a hob & extractor fan, a wall-mounted boiler, partially tiled walls, a radiator, Amtico tiled flooring and single-glazed sash window.

### Master Bedroom

12\*2" x 17\*10" (3.71m x 5.45m)

The main bedroom has Amtico antique wooden flooring, a radiator, ceiling cornices, access to the dressing room & en-suite and a single-glazed sash window.

### En Suite

10\*8" x 5\*1" (3.27m x 1.56m)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and body jets, a heated towel rail, two extractor fan, recessed spotlights, porcelain tiled walls and flooring, underfloor heating and a single-glazed sash window.

### Bedroom Two

18\*3" x 12\*9" (5.57m x 3.91m)

The second bedroom has carpeted flooring, two radiators, ceiling cornices, a ceiling rose, fitted wardrobes and two-single glazed sash windows.

### Bathroom

5\*8" x 14\*2" (1.75m x 4.34m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a double-ended spa bath with central taps and multiple jet system, a heated towel rail, recessed spotlights, porcelain tiled walls and flooring and underfloor heating.

## OUTSIDE

Outside is access to off-road parking for up to two cars and access to shared gardens.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to

purchase.

The vendor has advised the following:

Property Tenure is Leasehold - Share of Freehold

Service Charge in the year marketing commenced (£PA): £2500 Starting date from completion.

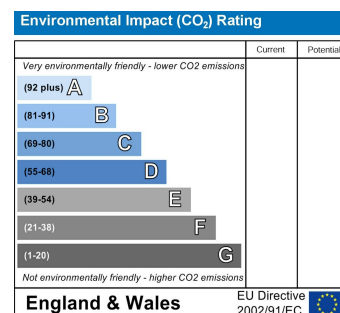
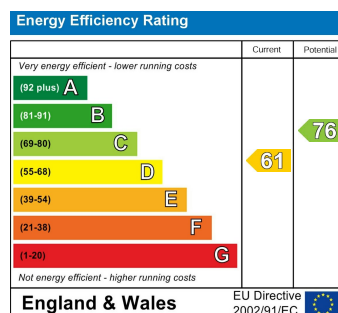
Property Tenure is Leasehold. Term : 999 years from 1st October 1984 Term remaining 959 years.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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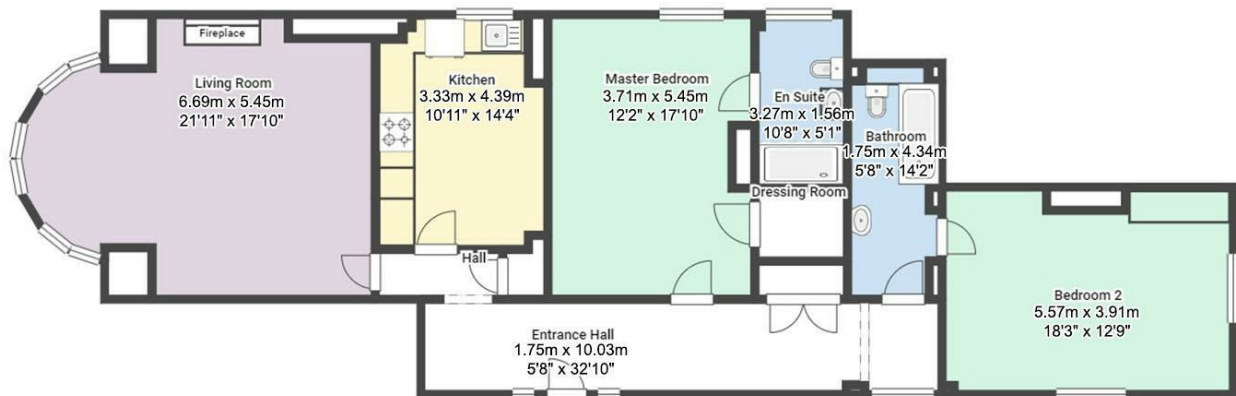
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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