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**DavidJames**  
the estate agent

**Ribblesdale Road, Sherwood Dales, Nottingham, NG5 3GA**

**Guide Price £100,000**

# About This Property

**NO UPWARD CHAIN!** Situated within easy reach of both Arnold, Mapperley and Sherwood's excellent amenities is this first floor retirement apartment which is offered to the market with no upward chain!

Fitted with an emergency pull-cord system throughout, the property comprises a private entrance hall with useful storage, a spacious lounge as well as a fitted kitchen with an integrated oven and hob whilst the generous double bedroom is complemented by in-built wardrobes and a bathroom with a three piece white suite.

Communally, there is the use of a laundry room with a variety of washing machines and tumble dryers, a guest room available for a small fee (subject to availability), well maintained established communal gardens, a House Manager as well as a communal lounge which regularly hosts a wide variety of fantastic social events and outings.

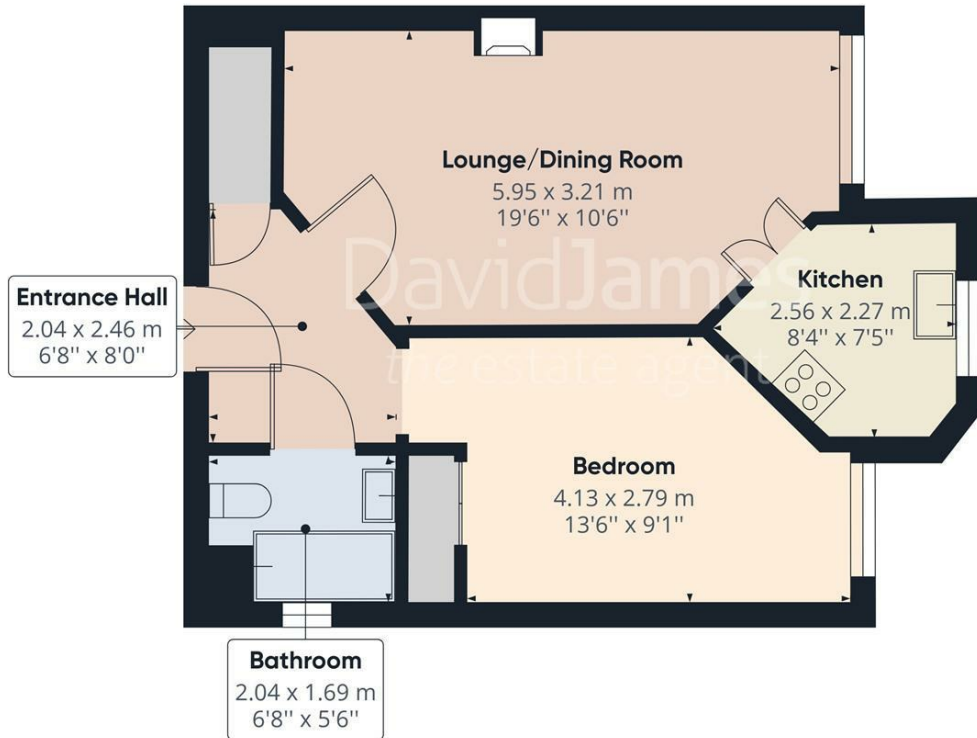
There is also parking for residents and visitors to the rear of the building (subject to availability).



- First floor retirement apartment
- Entrance hall with useful storage
- Spacious lounge
- Fitted kitchen with integrated oven and hob
- Generous double bedroom with in-built wardrobes
- Bathroom with three piece suite
- Emergency pull-cord system fitted throughout
- Beautiful communal gardens, residents lounge, laundry room and elevator access
- Parking for visitors and residents (subject to availability)
- Sold with no upward chain





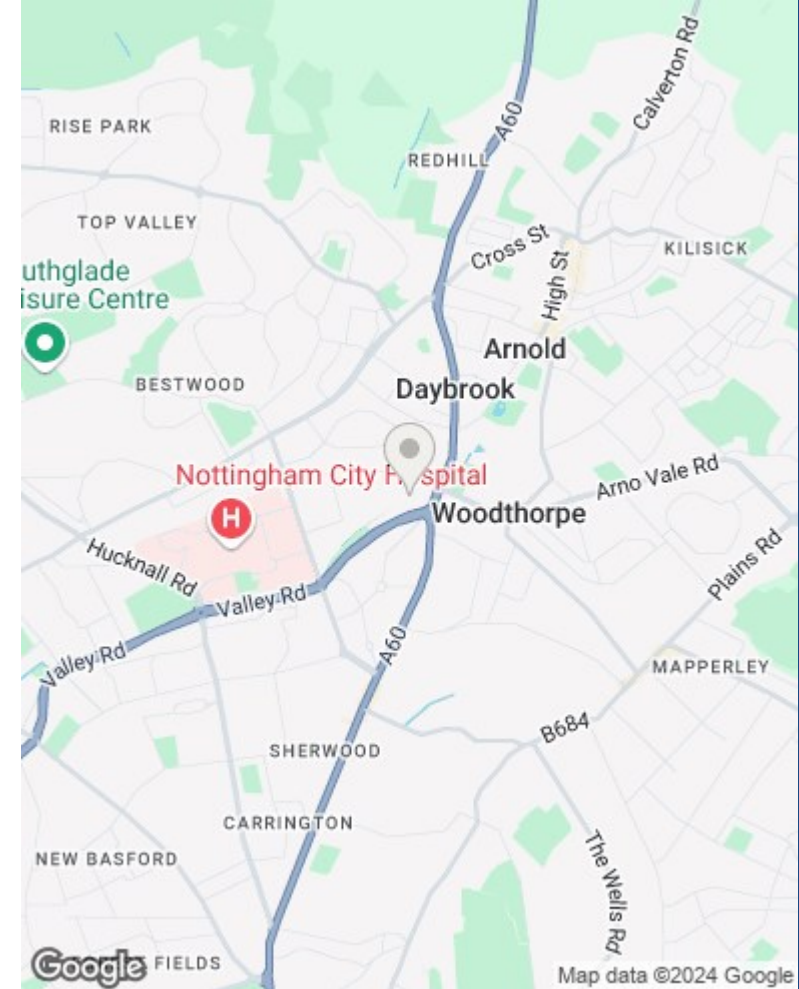


Approximate total area<sup>(1)</sup>  
43.18 m<sup>2</sup>  
464.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Nottingham City Council**  
**Leasehold**