



2



1



1



C

DavidJames
the estate agent

Valley Court, Ribblesdale Road, Sherwood Dales, Nottingham, NG5

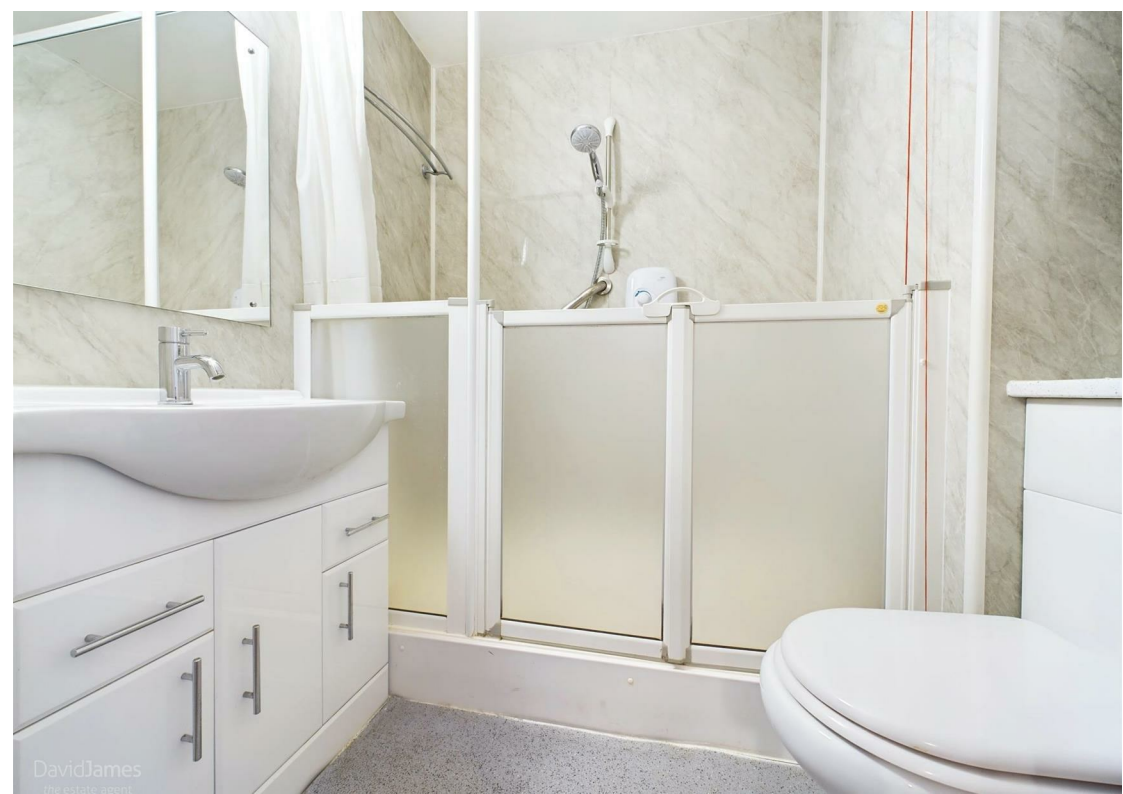
Guide Price £120,000

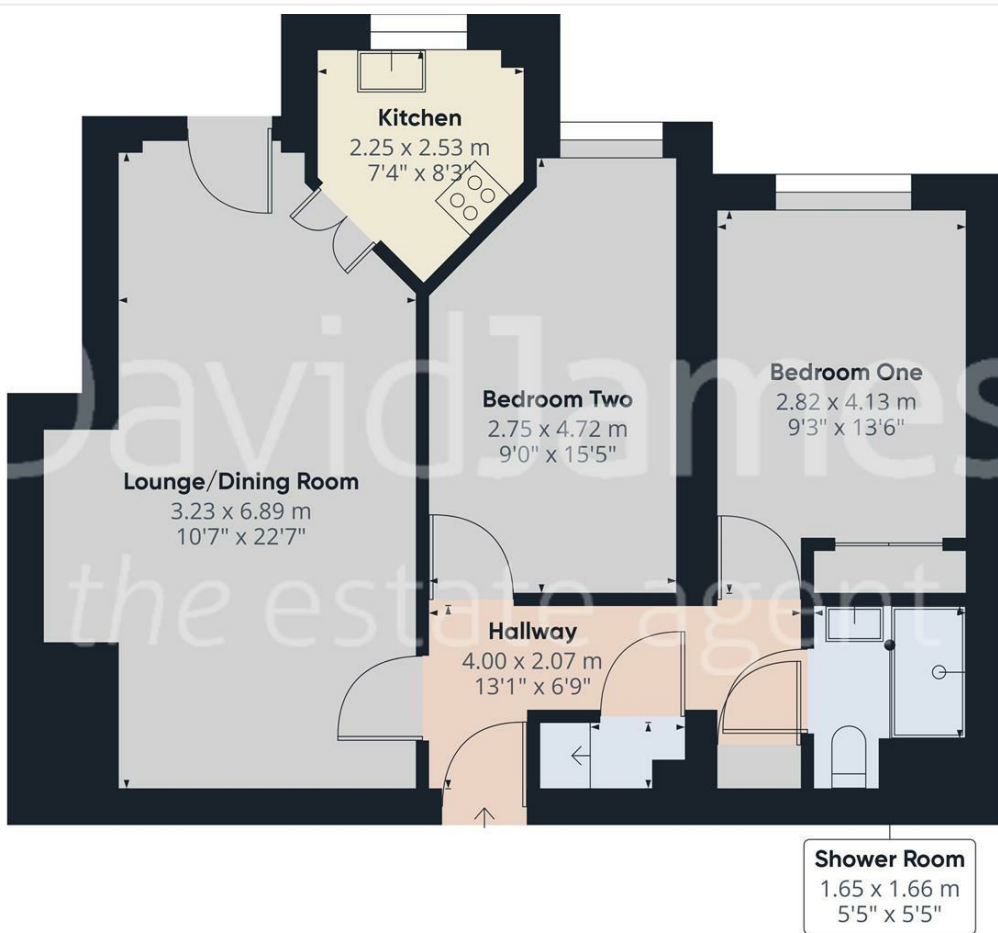
About This Property

Guide Price £120,000 - £130,000 this ground floor retirement apartment in Sherwood Dales represents an ideal abode for those aged 55 and over, offering spacious living quarters. The apartment comprises two double bedrooms, ensuring ample space for comfort and guests. An entrance hall, complete with useful storage cupboards, leads into a generous lounge/dining room, where a fireplace adds a focal point and a glazed door opens onto the rear garden. The compact kitchen has both base and eye level units, and comes equipped with an integrated oven, hob, and extractor. The modern shower room is fitted with a double width walk-in shower area featuring an electric shower. The property also has electric storage heating and UPVC double glazing as well as a lifeline emergency system. Residents will find a sense of community with the availability of a resident's lounge and communal facilities on site, along with the convenience of a communal parking area to the rear of the development. This apartment is not only a home but a part of a supportive community, offering a secure and sociable lifestyle. The apartment is also sold without the worry of an upward chain.



- Spacious ground floor flat in this development for the over 55s
- Two double bedrooms
- Entrance hall with storage cupboards
- Spacious lounge/dining room with fireplace and glazed door to the rear garden and parking area
- Kitchen with base and eye level units, integrated oven, hob and extractor
- Modern shower room/Wc with double width walk in shower area with electric shower
- Electric storage heating, UPVC double glazing, lifeline emergency system
- Communal parking area to the rear of the development
- Resident's lounge and communal facilities on site
- Sold with no upward chain





Approximate total area**
62.85 m²
676.47 ft²

(*) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Nottingham City Council
Leasehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

