



Brookdale Court,  
Sherwood, Nottingham  
NG5 3GD

**£110,000 Leasehold**





\*\* INDEPENDENT LIVING FOR OVER 60'S \*\*

Robert Ellis Estate agents are proud to bring to the market this fantastic ONE DOUBLE BEDROOM, GROUND FLOOR MAISONETTE situated in Sherwood, Nottingham.

The occupants of the home have access to a communal lounge, laundry room and private parking.

Upon entry, you are greeted by the hallway with glazed doorway leading to the lounge, archway allowing access to the kitchen with fitted units. The inner lobby offers access to the double bedroom and shower room with a three piece suite.

This is one of Sherwood's desirable, independent living complex's for overs 60's.



### Entrance Lobby

With a glazed composite door to the front, double glazed side panel with internal glazed door to:

### Living Room

10'5" x 18' approx (3.18m x 5.49m approx)

UPVC double glazed window to the front, ceiling light point, built-in walk-in storage cupboard with shelving for additional storage and a light, feature decorative electric fireplace, two wall mounted electric heaters, internal door to lobby with archway open to:

### Kitchen

12'5" x 6'4" approx (3.78m x 1.93m approx)

UPVC double glazed windows to the front and side, range of matching wall and base units incorporating a laminate work surface over, 1½ bowl stainless steel sink with modern swan neck mixer tap, space and point for a free standing cooker with glass splashback and extractor hood, space and point for a free standing fridge freezer, ceiling light point, pantry with shelving for additional storage and housing the electric water heater.

### Inner Lobby

Ceiling light point and panelled doors to:

### Shower Room

7'3" x 5'5" approx (2.21m x 1.65m approx)

UPVC double glazed window to the side, pedestal wash hand basin, low flush w.c., open shower room with wall mounted electric Mira shower, tiling to the walls, UPVC double glazed window to the side, wet room flooring, wall mounted Dimplex heater, wall light point and extractor unit.

### Bedroom I

12'9" x 10'1" approx (3.89m x 3.07m approx)

UPVC double glazed window to the rear, wall mounted electric heater, ceiling light point, built-in wardrobes providing a range of additional storage space along with fitted drawers.

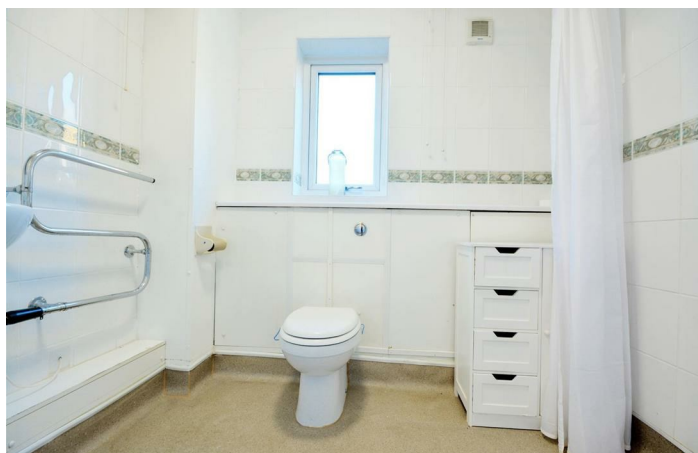
### Outside

The property sits on a purpose built development with a garden laid to lawn to the front, space for a garden shed,

communal parking and additional communal reception rooms for the use of residents.

### Council Tax

Nottingham City Council Band B





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.