



18 The Cedars,  
Sherwood, Nottingham  
NG5 3FP

**O/O £140,000 Leasehold**



**\*\* FIRST FLOOR MAISONETTE \*\***

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC TWO-BEDROOM, FIRST-FLOOR MAISONETTE situated in SHERWOOD, NOTTINGHAM. Positioned directly off the popular Mansfield Road is being sold to the market with no upward chain. The property is located just a stone's throw away from various local amenities, the City Hospital, and has easy access to Nottingham City Centre.

Upon entry, you are welcomed into the lobby with stairs leading up to the hallway which in turn leads through to the lounge, kitchen with fitted units, first bedroom, second bedroom, and refitted bathroom. The home also offers ample storage cupboards.

Benefiting from modern conveniences such as Gas central heating and double glazing.

This is one of Sherwood's desirable, independent living complexes for those over 55's. Contact the office before it is too late!



Ground Floor Entrance Lobby  
UPVC double glazed door to the front elevation. UPVC double glazed window to the side elevation. Ceiling light point.  
Staircase leading to Entrance Hallway

First Floor Entrance Hallway  
5'02 × 13'02 approx (1.57m × 4.01m approx)  
Internal UPVC double glazed door to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Useful utility storage cupboard. Internal panelled doors leading into Living Room, Kitchen, Bedroom 1, 2 and Family Bathroom

Living Room  
16'9 × 12'6 approx (5.11m × 3.81m approx)  
UPVC double glazed picture window to the rear elevation overlooking mature landscaped gardens. Carpeted flooring. Two wall mounted radiator. Two ceiling light points. Coving to the ceiling. Modern feature electric fireplace

Kitchen  
10'5 × 8'8 approx (3.18m × 2.64m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Tiled splashbacks. Ceiling light point. Range of matching wall and base units incorporating a laminate work surface above. Stainless steel sink and drainer with swan neck mixer tap above. Space and point for freestanding gas cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Space and point for freestanding fridge freezer

Bedroom 1  
14'02 × 11'02 approx (4.32m × 3.40m approx)  
UPVC double glazed picture window to the rear elevation overlooking mature landscaped gardens. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes providing ample additional storage space

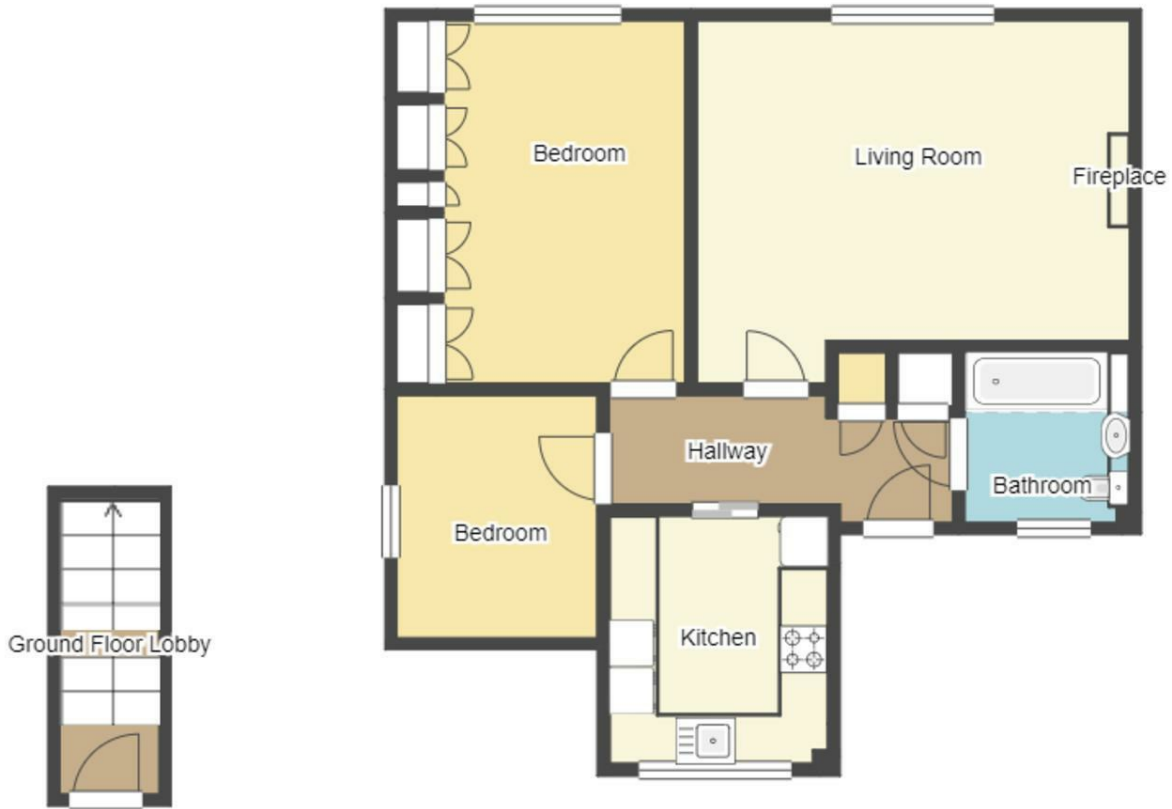
Bedroom 2  
9'8 × 8' approx (2.95m × 2.44m approx)  
UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Family Bathroom  
6'7 × 6'3 approx (2.01m × 1.91m approx)  
UPVC double glazed window to the front elevation. Fully tiled walls. Ceiling light point. Re-fitted modern white three piece suite comprising of a panelled bath with mains fed shower over, semi recessed vanity wash hand basin with storage cupboard below and a low flush WC

Outside of Property  
The property sits on an established location with mature grounds. Shared communal lawned gardens with shrubbery and trees planted to the borders. The property also benefits from having ample communal parking.

Council Tax  
Nottingham Council Band B

**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(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.