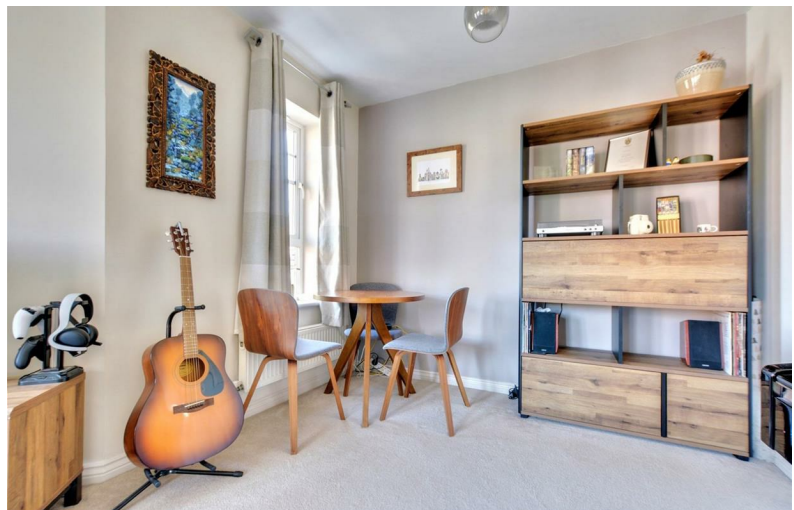




**Sheridan Way  
Sherwood, Nottingham NG5 1QH**

**A TWO BEDROOM SECOND FLOOR  
APARTMENT WITH A SHARED  
COMMUNAL GARDEN AND ALLOCATED  
PARKING**

**Offers Over £135,000 Leasehold**



**\*\* OFFER'S OVER £135,000 \*\***

**TWO DOUBLE BEDROOM APARTMENT IN QUIET CUL-DE-SAC WITH PARKING**

The property is an ideal purchase for a first-time buyer or investor ready to purchase an immaculate property lettable on day one.

The apartment is situated within a purpose-built block set within a quiet cul-de-sac position on a popular residential estate which is within easy reach of Sherwood's fantastic amenities and facilities and Nottingham city centre.

Constructed of brick to the external elevation all under a tiled roof whilst deriving the benefit of modern conveniences such as gas central heating and double glazing throughout.

In brief, the accommodation comprises a communal entrance hallway, inner lobby, two storage cupboards, access to loft storage space, main double bedroom, second double bedroom, modern bathroom, open plan living/dining room with feature bay window and a fitted kitchen.

Sherwood is a sought-after location conveniently situated for Nottingham city centre and the ring road, ideally positioned for the City Hospital whilst having access to the local amenities and facilities provided by the thriving high street within Sherwood itself. Sherwood is an extremely popular area for people to settle, favoured by the young and older alike. The community is well established with its own selection of local shops which cater to most needs, ideally situated for easy access to Nottingham city centre, local schools are close to hand if required with a variety of recreational facilities catering for most tastes. Contact the office to make your appointment to view today.



### Entrance Lobby

3'7 x 4' approx (1.09m x 1.22m approx )

Secure entry door to the front elevation, ceiling light point, electrical consumer unit, internal panelled door leading through to:

### Entrance Hallway

11'11 x 6'07 approx (3.63m x 2.01m approx)

Ceiling light points, wall mounted radiator, loft access hatch providing additional storage space, secure entry communal telephone system, two built-in storage cupboards providing useful additional storage space, panelled doors leading off to:

### Kitchen

8'11 x 8'8 approx (2.72m x 2.64m approx)

With a range of matching wall and base units with laminate worksurfaces over incorporating a stainless steel sink with mixer tap over, integrated oven with four ring hob above and extractor hood over, space and point for freestanding fridge freezer, space and plumbing for automatic washing machine, UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, tiled splashbacks, linoleum floor covering, BAXI gas central heating combination boiler housed within matching storage cabinets, pelmet lighting.

### Family Bathroom

8'10 x 5'04 approx (2.69m x 1.63m approx)

Modern white three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, wall mounted radiator, tiled splashbacks, extractor fan, linoleum floor covering.

### Bedroom Two

7'06 x 9'06 approx (2.29m x 2.90m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

### Bedroom One

8'10 x 13'02 approx (2.69m x 4.01m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

### Lounge Diner

18'7 x 12'07 approx (5.66m x 3.84m approx)

Ample lounge diner offering flexible versatile space comprising multiple UPVC double glazed windows to the side and front elevations providing ample natural daylight, ceiling light points, wall mounted radiators, carpeted flooring.

### Outside

With secure communal entrance hallway, allocated parking, visitor parking and communal gardens.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

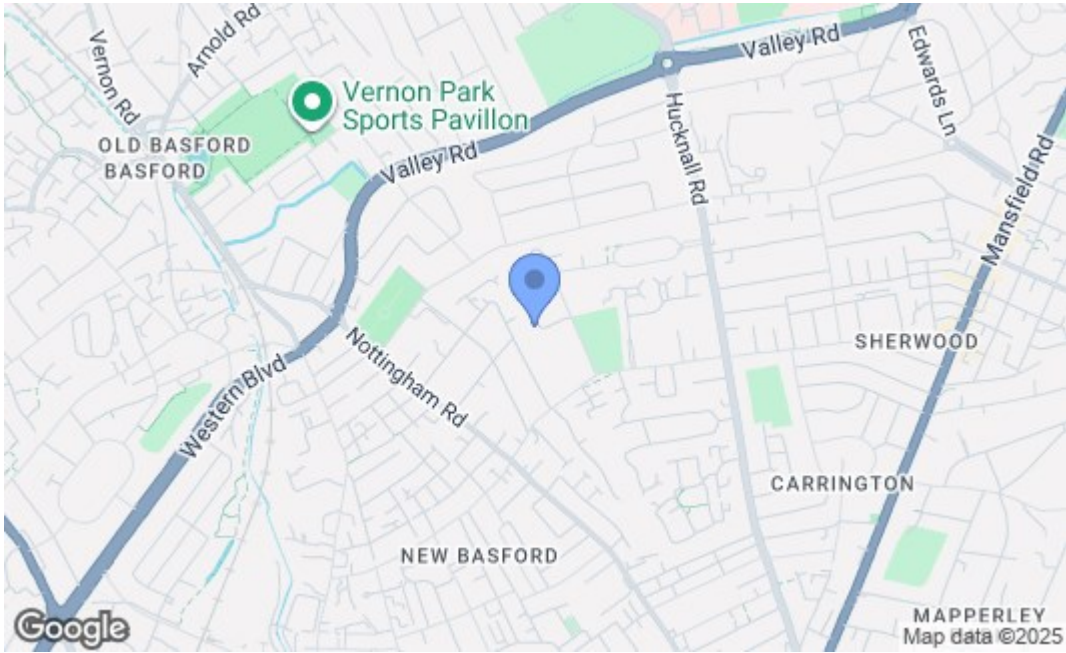
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      | 77        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.