

# Emma Terry Homes

*moving made personal*



14 Valley Court, Ribblesdale Road

Nottingham, NG5 3GA

Guide price £120,000



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14 Valley Court is an ideal position within the development (away from the communal lounge and main entrance) and benefits from being on the GROUND FLOOR with direct outside access from the lounge diner to the communal gardens.

This ground floor apartment is situated in a highly regarded development designed for the over 60's. The property is subject to an annual service charge and ground rent but with this residents receive many benefits - including a house manager, use of a laundry room with a variety of washing machines and tumble dryers, newly fitted Tunstall security system, excellent communal areas, activities for guests, a lift and well cared for communal gardens. The property is situated with excellent access into Arnold, the city, shops, local amenities and public transport.

Internally there is an entrance hall, a spacious lounge / diner with doors to communal garden, separate kitchen and a double bedroom with fitted wardrobes. Serviced by the three piece bathroom suite. Outside there are manicured garden, allocated parking and visitors parking.

Leasehold Information - Length of Lease - 125 years from 1 June 1996

Ground Rent £237.00 x 2 (approx - per annum, half paid every 6 months)

Service Charge £1,396.33 x 2 (approx - per annum, half paid every 6 months)



## ENTRANCE HALL

The entrance hall has carpeted flooring, a storage cupboard and provides access to the accommodation

## LOUNGE DINER

20'0" x 10'8" (6.11 x 3.27)

The lounge diner has a TV point, a feature fire surround, carpeted flooring, wall light points, a double glazed window and a single door providing access the communal gardens.

## KITCHEN

7'6" x 6'5" (2.31 x 1.98)

The kitchen has a range of base and wall units with rolled edge work surfaces, a stainless steel sink with drainer and mixer taps, space for a fridge freezer, an integrated oven, an electric hob with an extractor fan

and a double glazed window overlooking the communal garden.

## BEDROOM

13'0" x 9'2" (3.97 x 2.81)

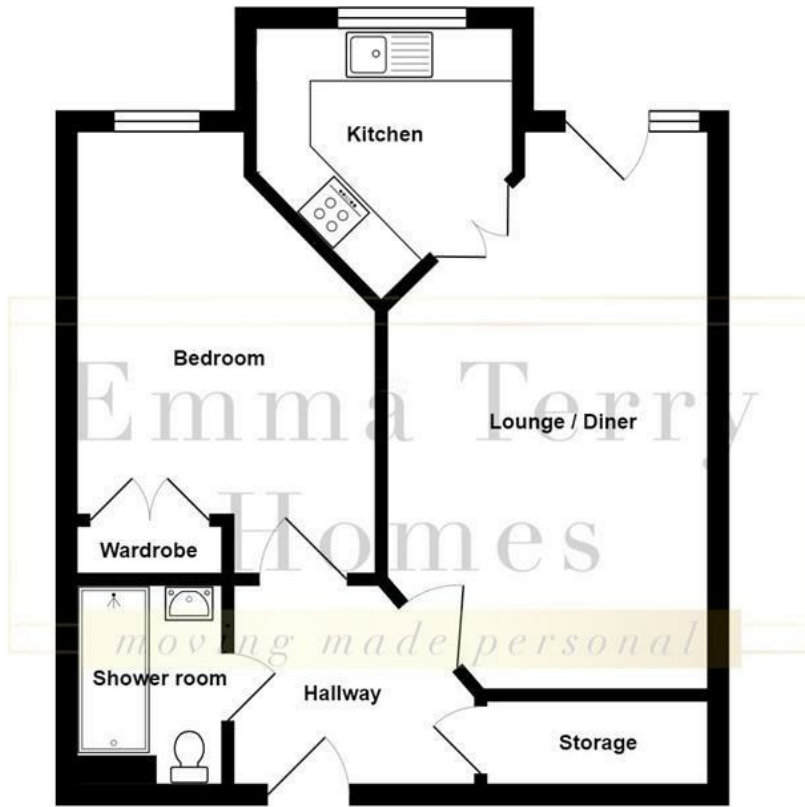
Double glazed window, a wall mounted heated, wall light points, carpeted flooring and fitted wardrobes.

## SHOWER ROOM

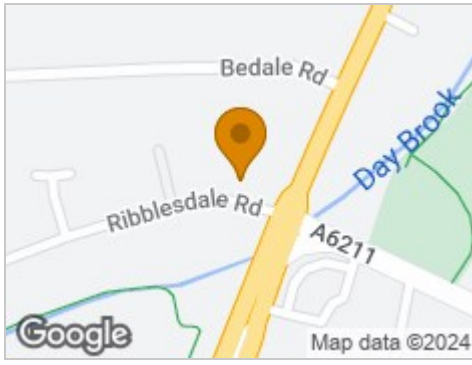
Fitted with a double shower enclosure, hand basin with vanity storage, low level flush WC, tiled walls, tiled walls, panelled wall light and a chrome heated towel rail.

## OUTSIDE

This property benefits from communal gardens to the front and rear, an allocated parking space, visitor parking and communal areas.



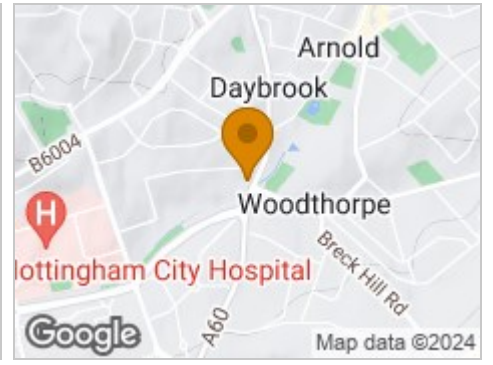
Road Map



Hybrid Map



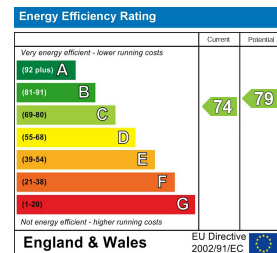
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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