

**Mornington Court**  
**Brookfield Mews, Sandiacre NG10 5AR**

A TWO BEDROOM TOP FLOOR  
APARTMENT.

**£139,950 Leasehold**



A two double bedroom penthouse-style top floor apartment.

Located on the second floor of this purpose built modern apartment development of 12 one and two bedroom properties. A corner plot with the benefit of a secure key code entry system and courtyard with designated off-street parking.

Built in 2014, this modern and contemporary apartment has the benefit of gas fired central heating served from a combination boiler and offers a loft apartment-style feel with an open plan living dining kitchen and partial vaulted ceilings. The apartment is accessed from a secured intercom system giving access to the communal lobby on the ground floor and staircase leading to the second floor. Further features include useful technologies such as an integrated American-style vacuuming system and smart wired for media with the inclusion of integrated speaker system and TV/media points in the living room and bedrooms.

Situated in this established residential suburb, close to many local amenities that Sandiacre has to offer, including a Co-Op, Lidl, cafe, bar and restaurant. There are regular public transport links and only a short drive to the A52 and Junction 25 of the M1 motorway. For those who enjoy the outdoors, an adjacent footpath leads to Erewash Canal which includes the Nutbrook Trail, a cycle and footpath link the Trent Lock at Sawley to the South and Shipley Country Park to the North.

This apartment is ideal for first time buyers, or downsizers looking for a lock-up and leave, as well as a great long term buy to let opportunity.

Offered for sale with NO UPWARD CHAIN. Internal viewing is recommended.



## COMMUNAL ENTRANCE LOBBY

Accessed from a secure intercom system, central staircase leading to the second floor landing which gives access to the apartment.

## ENTRANCE HALL

Front entrance door, telephone intercom system, radiator, cupboard housing wall mounted gas combination boiler (for central heating and hot water), control unit for American-style integrated vacuum cleaning system. Doors to all rooms.

## OPEN PLAN LIVING DINING KITCHEN

19'6" x 10'4" increasing to 14'7" (5.95 x 3.15 increasing to 4.45)

The kitchen area comprises a range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over with splashback. Integrated fridge, freezer, plumbing and space for washing machine. The kitchen is partially open to the living area where there is a radiator, media points and two double glazed windows.

## BEDROOM ONE

9'10" x 8'5" (3 x 2.58)

Radiator, double glazed window.

## BEDROOM TWO

9'10" x 8'4" (3 x 2.55)

Radiator, Velux double glazed roof window.

## SHOWER ROOM

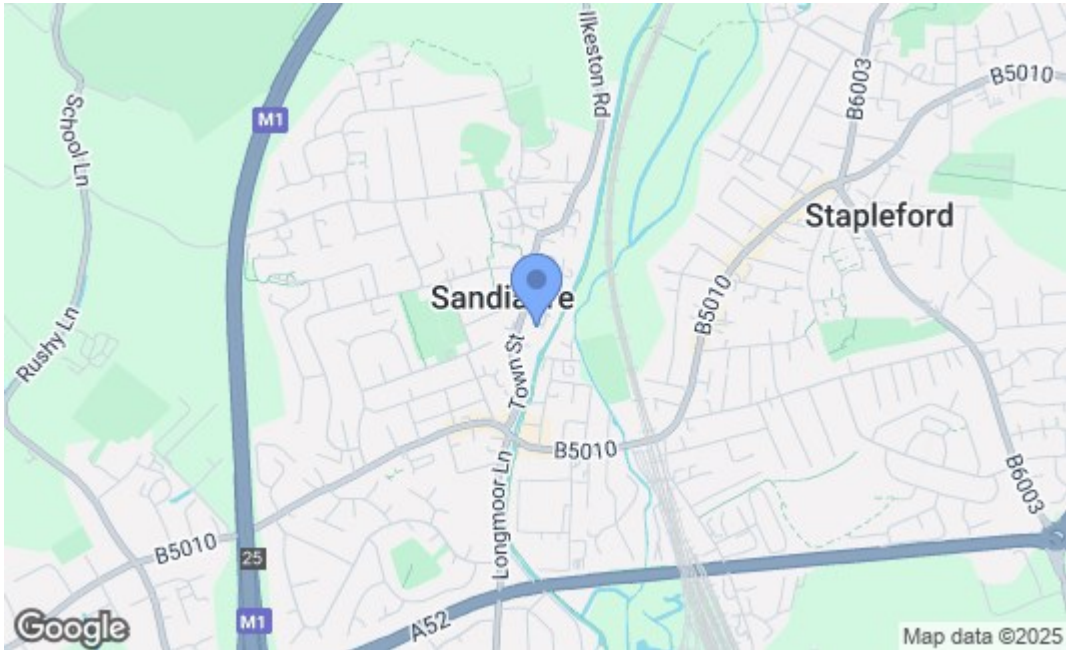
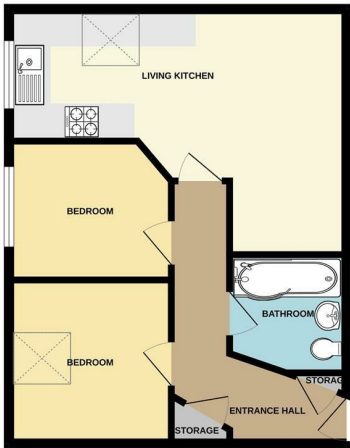
7'10" x 5'8" (2.4 x 1.73)

Three piece suite comprising wash hand basin, low flush WC and walk-in shower enclosure with thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.





Robert Ellis  
ESTATE AGENTS



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