



52 Sheridan Way, Sherwood, NG5 1QJ

Offers Around £120,000



Marriotts



52 Sheridan Way Sherwood, NG5 1QJ

- Modern first-floor apartment
- Kitchen with integrated oven & hob
- Good-sized lounge diner
- Two bedrooms
- Bathroom with shower
- No upward chain

FIRST-TIME BUYERS! INVESTORS! CAN YOU FIND A BETTER HOME FOR YOUR MONEY? This well-presented, competitively priced first-floor apartment has been consistently providing a gross rental income of £825pcm (as of February 2025) and has been successfully let for around 20 years with minimal void periods. It has the benefit of being partially furnished (this can be removed, if required, at the seller's expense). It is located in a sought-after modern development off Haydn Road, with easy access to main road links including the ring road and the city. With two bedrooms, a bathroom with mains shower, a kitchen with an oven and hob and a spacious lounge diner. The property also has gas central heating, UPVC double-glazing, and residents' and visitors' parking!



Offers Around £120,000



Lobby

With entrance door from the communal landing and secondary door to the hallway.

Hallway

With radiator, cloak cupboard and separate store cupboard.

Lounge Diner

With two UPVC double-glazed front windows, two radiators and media plate.

Kitchen

A range of wall and base units with granite-effect worktops, inset stainless steel sink unit and drainer and tiled splashbacks. Built-in brushed steel electric oven and four-ring gas hob with extractor hood, plumbing for washing machine and cupboard housing the Ideal Logic combination gas boiler. Tiled floor and UPVC double-glazed front window.

Bedroom 1

UPVC double-glazed rear window, radiator and TV aerial point.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bathroom

A white suite with wood-effect floor covering, consisting of a shaped bath with tiled surround and chrome mains shower, dual-flush toilet and pedestal wash basin. Radiator, extractor fan and UPVC double-glazed rear window.

Outside

The building stands within communal and maintained grounds, with residents' and visitors' parking. The property has a single allocated parking space to the rear of the main building.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length of lease remaining 127 years

GROUND RENT: £330.20 - to be reviewed on:

SERVICE CHARGE: £1,232.49 - to be reviewed on: 31.12.25

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.







MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stair access

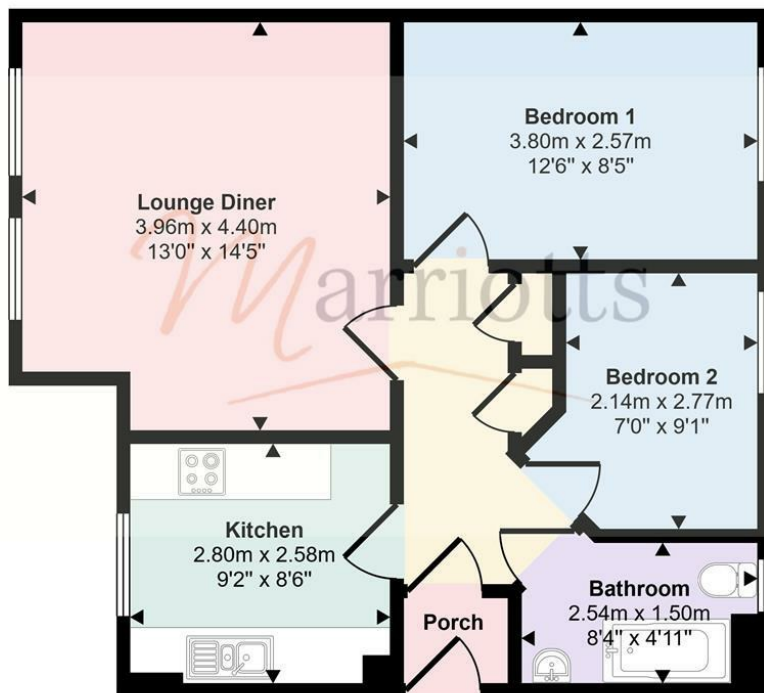
The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





Approx Gross Internal Area
53 sq m / 566 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.*Marriotts*.net

