



Flat 6 Valley Court, Ribblesdale Road, Sherwood, NG5 3GA

£90,000





# Flat 6 Valley Court, Ribblesdale Road Sherwood, NG5 3GA

- Ground floor apartment
- Communal lounge & laundry
- Living room with rear external door
- Development for the over 55's
- One bedroom and bathroom
- Separate kitchen with oven & hob

An immaculate ground-floor apartment forming part of this popular development just off Ribblesdale Road. The property also has direct access to the communal gardens and car park at the rear, with accommodation consisting of a single bedroom with built-in wardrobes, bathroom with electric shower, lounge leading out to the gardens and also a separate kitchen with integrated oven and hob.

£90,000



## Overview

Valley Court is a McCarthy & Stone development providing independent living for the over 55's. The building also has a residents lounge, laundry and guest facilities, house manager, emergency careline system and residents car park with visitor parking.

## Entrance Hall

With an entrance door from the communal hallway, intercom, and large airing cupboard housing the hot water cylinder and RCD board.

## Living Room

Marble fireplace and hearth with living flame coal effect electric fire and Adam-style surround. Electric storage heater, two wall light points and UPVC double glazed window and door leading out to the patio with double doors through to the kitchen.



## Kitchen

A range of units with worktops and inset stainless steel sink unit and drainer and concealed worksurface lighting. Inset electric integrated oven, modern four ring induction hob with filter hood, space for fridge and freezer and UPVC double glazed rear window.

## Bedroom

Built-in wardrobes with folding mirrored doors, electric storage heater, two wall light points and UPVC double glazed rear window.

## Bathroom

Consisting of a bath with electric shower, washbasin with vanity base cupboards and toilet. Fully tiled walls, extractor fan, electric fan heater, vanity mirror with light and wood-style floor covering.

## Outside

the building stands within communal and maintained grounds. There is a residents carpark to the rear of the building with several visitor parking spaces.

## Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from Jun 1996

GROUND RENT: £237.22 EVERY 6 MONTHS

SERVICE CHARGE: £1484.80 HALF YEARLY SEPT TO FEB

COUNCIL TAX: Nottingham City Council - 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: n/k

UTILITIES - mains electric, water and sewerage.

MAINS ELECTRICITY PROVIDER: Eon Next

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Water all included in the service charge.

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: level front and  
rear private access

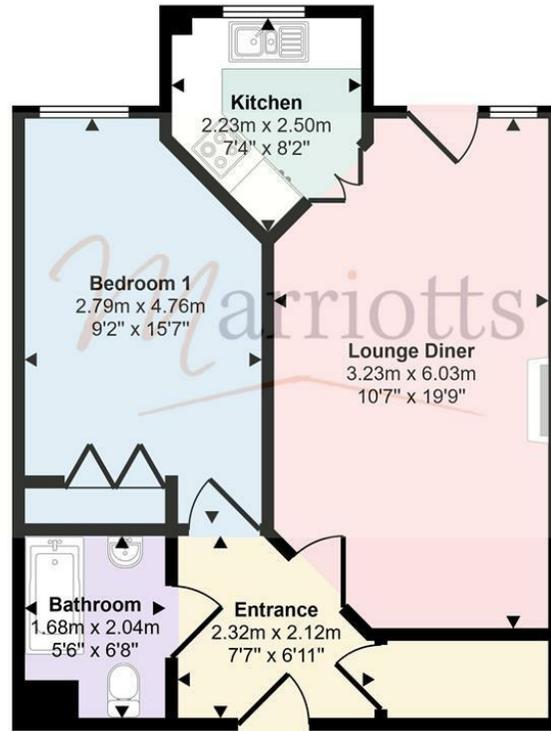
**OTHER INFORMATION:**

- To purchase a property in this development you must be over 55 years of age.
- 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  
46 sq m / 496 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) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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).

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