



**Milton Court**  
**Compton Road, Sherwood NG5 2NS**

**Guide Price £120,000 Leasehold**

A TWO BEDROOM, TOP FLOOR  
MAISONETTE SITUATED IN SHERWOOD,  
NOTTINGHAM.



\*\* GUIDE PRICE £120,000 - £130,000 \*\*

Robert Ellis Estate Agents are proud to offer to the market this FANTASTIC TWO BEDROOM, TOP FLOOR MAISONETTE situated in SHERWOOD, NOTTINGHAM.

Ideally positioned close to local schools, shops, and excellent transport links, this property offers both convenience and potential in a vibrant and well-connected community.

The stairs lead up to the entrance into the hallway. Off the hallway is the lounge with access to the balcony. The property also hosts a kitchen diner, family shower room, first double bedroom and second bedroom.

The property has an outdoor area with patio and an allocated garage with space in front.

A viewing is HIGHLY RECOMMENDED for this great opportunity- Contact the office now to arrange!



### Entrance Hallway

9'7" x 7'11" approx (2.94 x 2.42 approx)

UPVC double glazed entrance door, carpeted flooring, access to the loft, wall mounted storage heater, doors leading off to:

### Lounge

15'8" x 10'0" approx (4.79 x 3.05 approx)

Carpeted flooring, electric fire, wall mounted storage heater, coving to the ceiling, UPVC double glazed window, UPVC double glazed door giving access to the balcony.

### Balcony

3'1" x 7'10" approx (0.94 x 2.39 approx )

### Kitchen Diner

8'5" x 11'6" approx (2.57m x 3.51m approx )

Vinyl flooring, UPVC double glazed windows to the front and side elevations, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for a cooker, space and plumbing for a washing machine, space and point for a fridge freezer, water tank is situated in the airing cupboard.

### Shower Room

5'10" x 5'7" approx (1.78m x 1.70m approx )

UPVC double glazed window, laminate flooring, tiling to the walls, corner shower with electric shower over, wall mounted electric heated towel rail, handwash basin with mixer tap, WC.

### Bedroom One

9'10" x 13'4" approx (3.00 x 4.07 approx)

Carpeted flooring, UPVC double glazed window, wall mounted electric storage heater.

### Bedroom Two

9'8" x 7'6" approx (2.96 x 2.30 approx)

Carpeted flooring, UPVC double glazed window.

### Outside

There is a communal patio courtyard and private garage.

### Garage

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

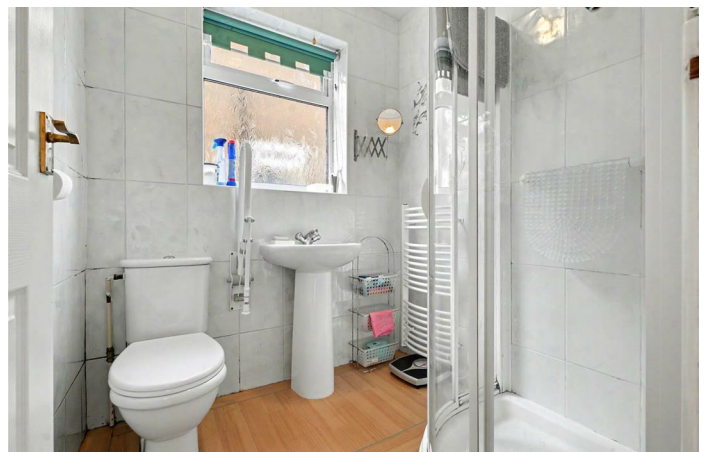
Flood Risk: No flooding in the past 5 years

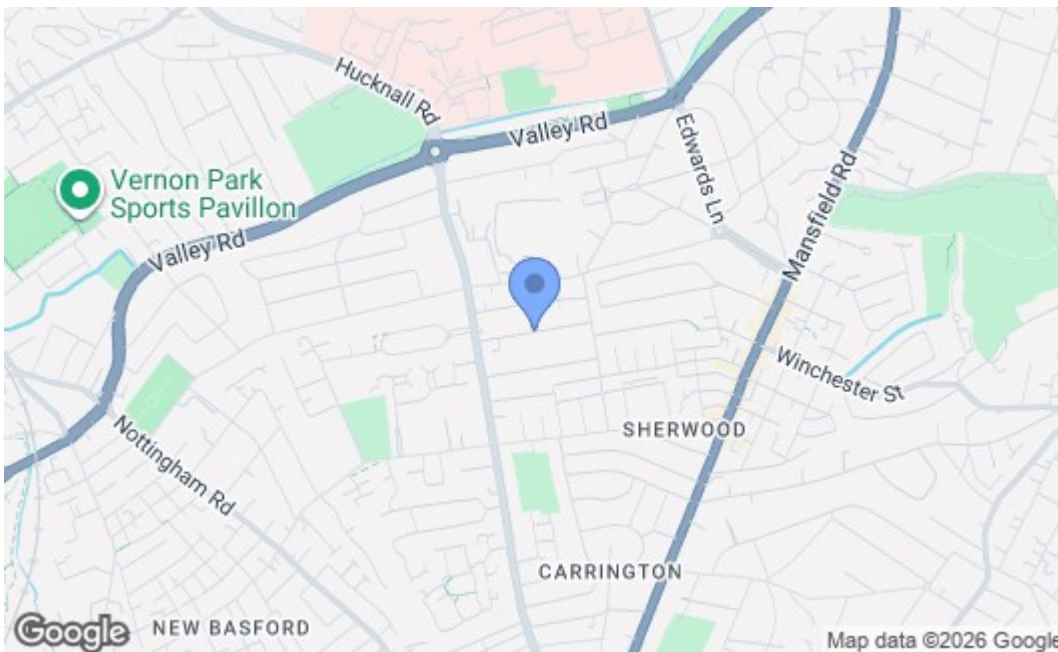
Flood Defences: No

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	75
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.