Emma Terry Homes

moving made personal



4 Roslyn Court Willow Wong

Burton Joyce, Nottingham, NG14 5FZ

Guide price £325,000 - £335,000

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4 Roslyn Court, Willow Wong, Burton Joyce, Nottingham NG14 5FZ

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Situated within the highly regarded Roslyn Court development in Burton Joyce, this attractive two-bedroom Ground Floor apartment offers well-proportioned and easily managed accommodation, making it an ideal choice for downsizers or those looking for a peaceful village lifestyle.

The property is accessed via a communal entrance, with the private entrance door leading into a welcoming entrance hall. From here, the accommodation comprises a spacious lounge/dining room, providing a comfortable space for both relaxing and entertaining, together with a fitted kitchen, two well-proportioned bedrooms, an en-suite shower room to the principal bedroom and a separate family bathroom.

A standout feature of the property is the private terrace, providing a lovely outdoor space to sit and enjoy the surroundings. Residents also benefit from attractive communal gardens, parking and a private garage, providing valuable additional storage and parking.

Roslyn Court is conveniently positioned within Burton Joyce, with local amenities and village facilities within easy reach. The development offers a peaceful setting whilst still providing excellent access to Nottingham and surrounding areas.

The property is offered for sale with no onward chain, making it an excellent opportunity for those looking for a straightforward move.

Service Charge: £3,813.98 per annum.







ENTRANCE HALL
Electric heater and doors through to Kitchen, Living Room, Bedroom 1 and 2 and Bathroom.

KITCHEN/DINER
9'10" x 14'0" (3.00 x 4.28)
A variety of wall and base units, sink with mixer tap and drainer, built-in oven with ceramic hob and extractor fan, integrated fridge/freezer, dishwasher and washing machine, electric heater and UPVC double glazed window to side.

LIVING ROOM
15'6" x 17'5" (4.74 x 5.33)
Electric heater, electric fire and UPVC double glazed patio door with sidelights to terrace.

BEDROOM 1
13'7" x 11'4" (4.16 x 3.47)
Electric heater, fitted wardrobes, UPVC double glazed window to side and door through to ensuite.

ENSUITE
Low level flush WC, wash hand basin with mixer tap, separate shower enclosure and heated towel rail.

BEDROOM 2
9'8" 9'2" (2.95 2.80)
Electric heater, fitted wardrobe and UPVC double glazed window to side.

BATHROOM
Enclosed toilet system WC, wash hand basin with

mixer tap in vanity unit, a bidet, separate shower enclosure, a heated towel rail and UPVC double glazed obscure window to side.

OUTSIDE

The apartment benefits from a private terrace, providing a pleasant outdoor space with room for seating and enjoying the surrounding gardens, and a garage. Roslyn Court is set within well-maintained communal gardens, offering attractive landscaped areas for residents to enjoy.

























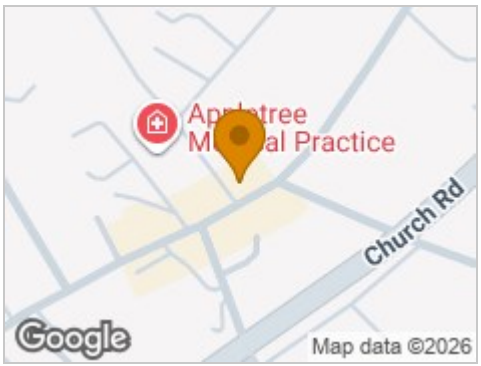








Road Map



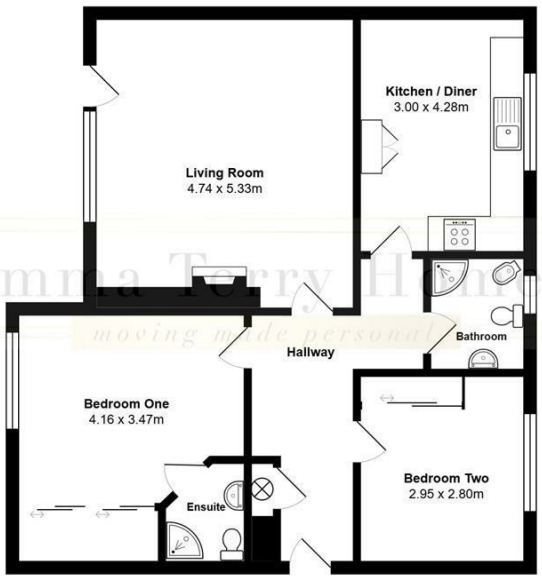
Hybrid Map



Terrain Map



4, Roslyn Court, Willow Wong, Burton Joyce, NG14 5FZ



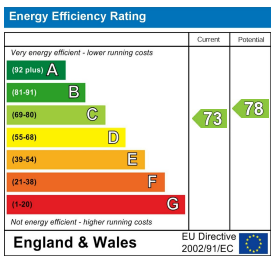
Ground Floor

Total Area: 85.7 m²
All measurements are approximate and for display purposes only

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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