



 1

 1

 1

 C

DavidJames
the estate agent

Ribblesdale Road, Sherwood Dales, Nottingham, NG5 3GA

Guide Price £115,000

About This Property

Offered to the market with no upward chain, this ground floor retirement apartment is an excellent choice for those seeking comfortable single-storey living and is perfectly situated to take full advantage of the superb amenities in Arnold, Mapperley, and Sherwood!

The apartment features an emergency pull-cord system throughout and its layout includes a private entrance hall with a generous storage cupboard, a combined living and dining area with access to a patio area within the well-maintained communal gardens as well as a kitchen fitted with an integrated oven and hob (further space is available for a freestanding fridge/freezer).

The bedroom is generously sized, offering a double bed space and the benefit of built-in wardrobes, accompanied by a beautiful modern shower room equipped with a towel radiator and a walk-in shower cubicle for easy access.

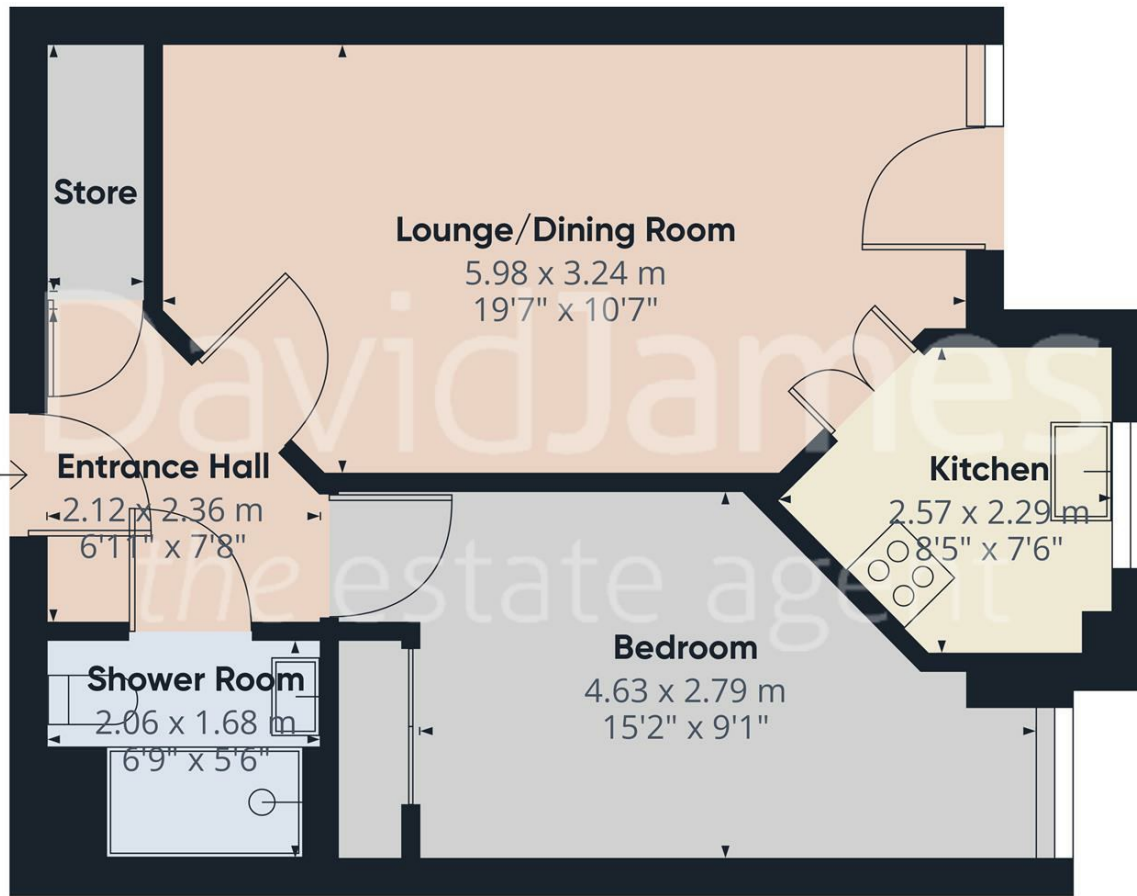
For convenience, residents can use a communal laundry room with several washing machines and dryers, book a guest room (subject to availability and fees) and enjoy established shared gardens. There's also a communal lounge hosting various social events and a House Manager on-site daily. Parking spaces for both residents and visitors are located at the rear of the building, subject to availability.



- Ground floor retirement apartment
- No upward chain
- Ideal for those seeking single-storey independent living
- Emergency pull-cord system fitted throughout
- Entrance hall with generous storage cupboard
- Spacious lounge/dining room with patio garden access
- Fitted kitchen with integrated oven and hob
- Double bedroom with in-built wardrobe
- Modern shower room with walk-in cubicle
- Excellent communal facilities including laundry room, social lounge and parking





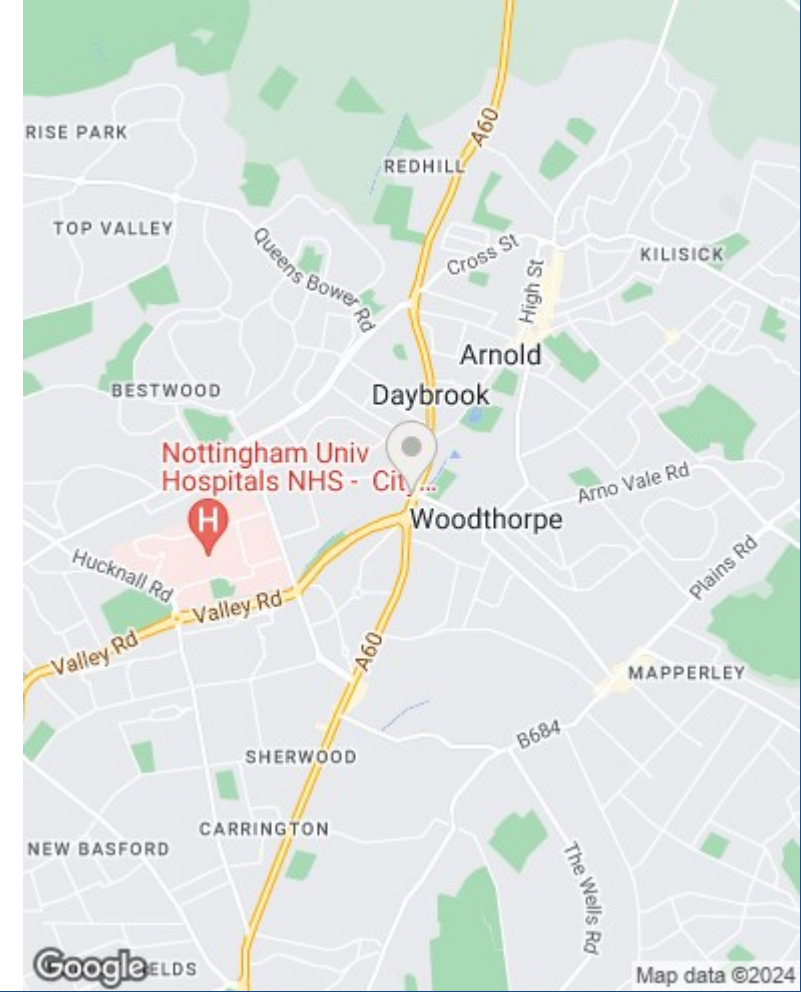


Approximate total area**
44.38 m²
477.72 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band:

Leasehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

