

## Sheridan Way, Sherwood, Nottingham, NG5 1QJ



**Offers Over £112,000 Leasehold**



**A STUNNING 2ND FLOOR MODERN APARTMENT** - Belvoir are pleased to offer for sale this investment property. It offers a brilliant feature living space with dining area, modern fitted kitchen with appliances, two double bedrooms, bathroom with white suite and shower. It is well positioned in the popular area of Sherwood not far Nottingham city centre and near lots of local amenities. The property is fitted with alarm and comes with one allocated **PARKING SPACE**.

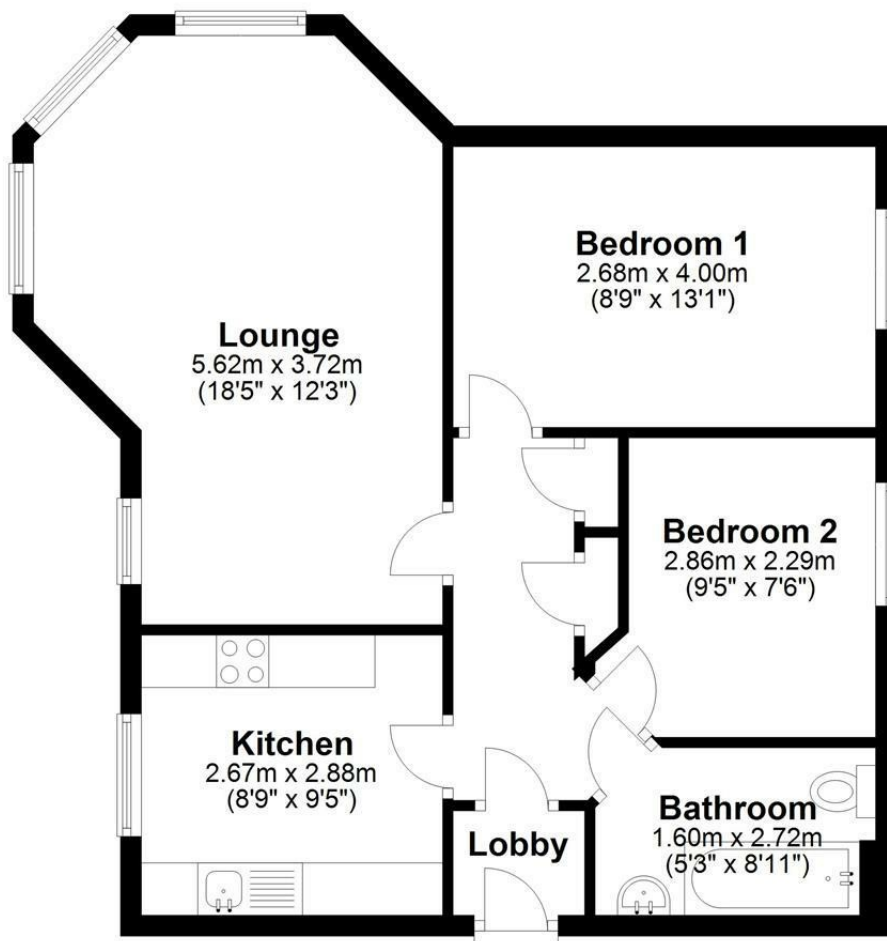


Accommodation;  
VACANT POSSESSION  
Communal Entrance Hall  
2nd Floor Landing  
Entrance Hall and Inner Hallway  
Feature Living Space with dining space  
Overlooking greenspace  
Two Double Bedrooms  
White Bathroom with Shower  
Allocated Parking  
Cul de sac position  
Ideal for Investment or FTB  
Ground Rent £ TBC pa  
Service Charge £57 pcm  
Lease Details; 99 years from 2003



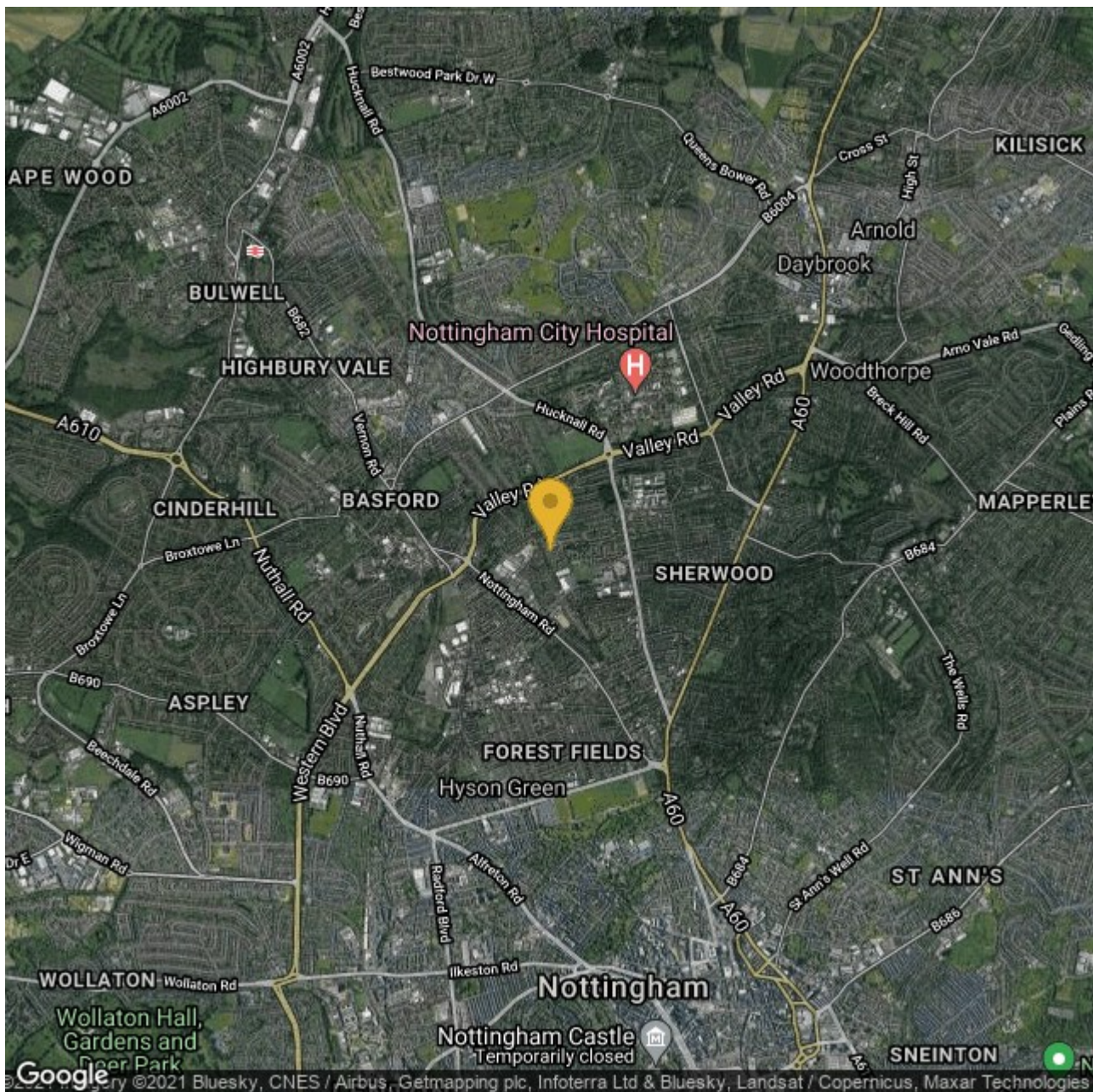
## Second Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 56.7 sq. metres (610.0 sq. feet)





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	