



43 Valley Court, Ribblesdale Road,
Sherwood, NG5 3GA

TJ
THOMAS
JAMES

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This retirement property is situated on the second floor of a sought after McCarthy & Stone development for the over 60s age group.

The apartment provides accommodation including an entrance hall, a good size lounge/dining room with double doors opening to the kitchen, plus a bedroom and a fitted shower room.

Benefiting from double glazing and electric heating, the property enjoys views over the communal gardens.

The development of 54 homes boasts well maintained communal gardens and parking areas, along with a lift serving all three floors, a residents lounge, a communal kitchen which serves lunches, laundry services and a guest suite. There is a Development Manager/Warden on site and access to 24 hour emergency care through Appello Care System.

Located within easy reach of excellent facilities in Arnold, Sherwood, Woodthorpe and Nottingham city centre via main road routes and local transport links.

The property is offered with no upward chain.

Offers Over £92,500





Communal Entrance Door

Giving access to the:-

Open Plan Communal Area

Incorporating a lounge and kitchen area.

With stairs and a lift to all floors.

SECOND FLOOR

On arrival on the second floor, the PRIVATE ENTRANCE DOOR gives access to the:-

PRIVATE ACCOMMODATION

Entrance Hall

Loft access hatch, storage cupboard (with shelving and coat hanging rail), further cupboard housing the meters, part glazed door to the lounge/dining room, doors into the bedroom and the:-

Shower Room

Fully tiled and fitted with a large walk in shower cubicle with an electric shower, a low flush wc, and a vanity wash hand basin with a storage cupboard beneath and mirror with light over.

Coving to the ceiling, ceiling light point.

Lounge / Dining Room

Window to the rear elevation overlooking the communal gardens, coving to the ceiling, wall lights, electric heater, part glazed double doors opening to the:-

Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, one and a half bowl sink and drainer unit with a mixer tap, space for a fridge and a freezer, built in Prima electric oven, and a four ring electric hob with an extractor hood over.

Kitchen (Cont'd)

Window to the rear elevation overlooking the communal gardens, fully tiled walls, coving to the ceiling, ceiling light point.

Bedroom

Window to the rear elevation overlooking the communal gardens, coving to the ceiling, wall lights, electric heater.



OUTSIDE

Valley Court enjoys well maintained communal gardens, and parking areas for the use of residents and visitors.

Leasehold & Service Charge

We are informed that the property is leasehold, with a 125 year lease having commenced in 1996.

We understand that a service charge of £1276.25 has been paid recently, covering the period 01/09/2021 to 28/02/2022.

Charges are paid to the management company, First Point.

We understand that a half yearly Ground Rent of £237.22 has been paid recently, covering the period 01/09/2021 to 28/02/2022.

Charges are paid to Estates & Management Ltd.

For further information contact the selling agent.

Directions

Valley Court can be located on Ribblesdale Road, accessed from Mansfield Road, Sherwood.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

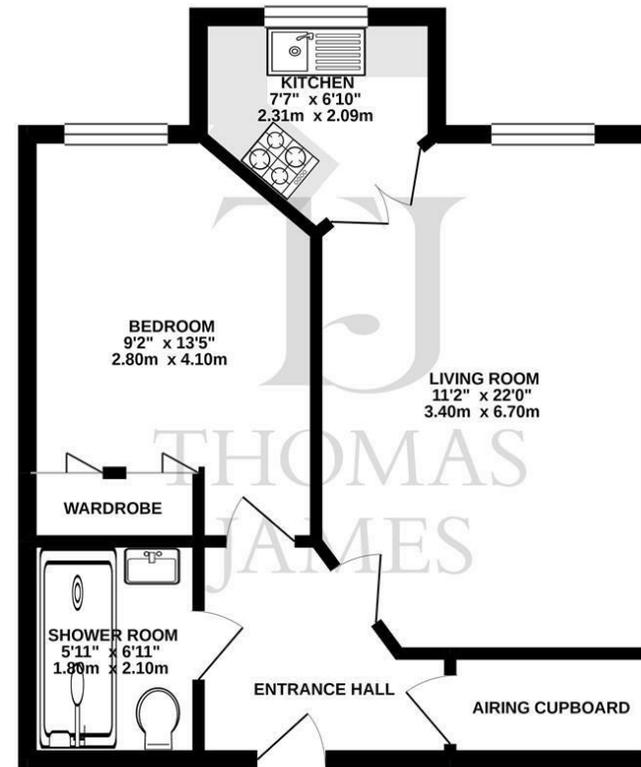
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 421 sq.ft. (39.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property
Ombudsman