



**Century Court, North Sherwood Street, Nottingham, NG1 4EW**  
Guide Price £90,000-£100,000 Leasehold

  
**MARTIN&CO**

# Century Court, North Sherwood Street

1 Bedroom, 1 Bathroom

Guide Price £90,000-£100,000

- One Bedroom Ground Floor Flat
- Excellent Location
- Gated Parking Space
- No Onward Chain
- Spacious Interior
- Neutral Finish
- Long Lease

Situated in a gated development on the edge of the City Centre this one bedroom ground floor flat offers a neutral finish and spacious interior. The accommodation comprises of an entrance hall, lounge/diner, fitted kitchen, large double bedroom and bathroom. Externally, the property benefits from a gated parking space. Being offered to the market with no onward chain early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** With a fitted carpet, wall mounted radiator, intercom system, storage cupboard and ceiling light.

**LOUNGE/DINER** 18' 1" x 11' 2" (5.51m x 3.4m) With a fitted carpet, two windows to the rear elevation, wall mounted radiator and two ceiling lights.

**KITCHEN** 14' x 6' 5" (4.27m x 1.96m) With a range of fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset hob with extractor hood over, washing machine plumbing, vinyl floor covering, wall mounted radiator, window to the front elevation and ceiling light.

**BEDROOM** 14' 1" x 9' 11" (4.29m x 3.02m) With a fitted carpet, two windows to the front and side elevations, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a panelled bath with an electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator,

part wall tiling and ceiling light.

**EXTERNAL** The property has a gated parking space.







## Martin & Co Nottingham City

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.