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Sales & Lettings

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**NO
CHAIN**

2 THE CEDARS

SHERWOOD

NOTTINGHAM

NG5 3FP



Please note the photograph shows substantially the whole building where as the property being sold forms only part of the first floor.

£250,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Leasehold – 999 years from 1st October 1984

- Stylish First Floor Apartment in an Impressive Grade II Listed Building
- Central Location to Nottingham City Centre
- Two Allocated Parking Spaces with Guest Parking
- Gas Central Heating
- Two Large Double Bedrooms
- Two En-Suites
- Viewing Highly Recommended

2 THE CEDARS, SHERWOOD, NOTTINGHAM

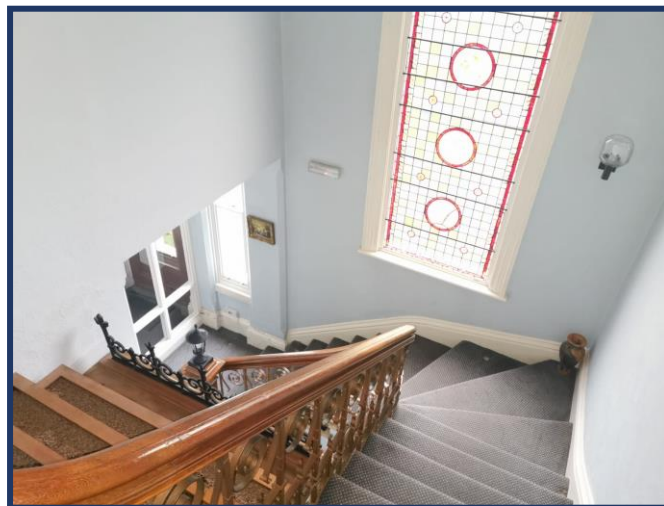
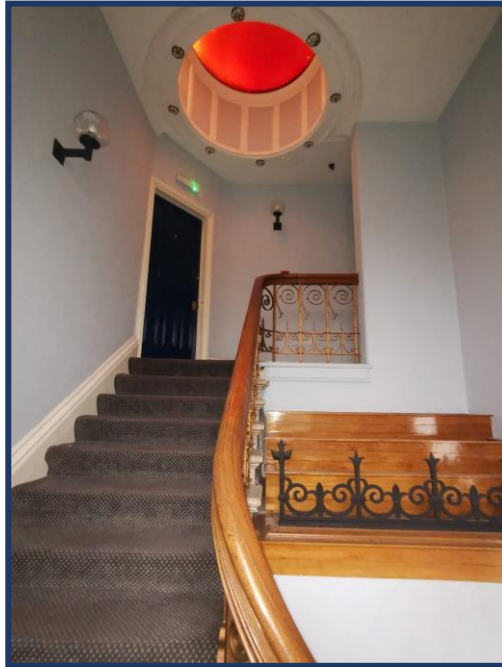


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Impressive entrance door into:

GRAND HALLWAY

Stairs to first floor landing benefiting from chair lift, beautiful stain glass hall window and atrium ceiling.



APARTMENT HALLWAY

Deep skirtings, moulded door architraves, radiator, power points, ceiling coving, two ceiling light points and double doors to a built in storage cupboard.

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FARM HOUSE STYLE DINING KITCHEN

11'9" x 11'3". Comprehensively fitted with a range of wall and base units in oak, 1 ½ bowl sink with mixer taps, co-ordinated tiled surround, ample work surfaces, space for fridge, space for freezer, space and plumbing for washing machine, space and plumbing for dishwasher, built in oven and hob, large sash window overlooking grounds to the front.



LOUNGE/ DINING ROOM

20'6" x 15'6" maximum into bay. This is an impressive split-level room having a raised floor into large bay dining area having three large windows overlooking aspects of the grounds and providing ample light. The lounge area has a large sash window overlooking the grounds, this room has high ceiling, deep skirtings, ceiling coving, feature fireplace in keeping with character of this property, radiator, power points, TV aerial point and telephone point.



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MASTER SUITE

20'6" x 15'6" maximum into bay. This room has a split-level floor having raised flooring to large bay area, three large sash windows, high ceiling, deep skirtings and ceiling light point. The seating and dressing area has large sash window, ceiling coving, deep skirtings, two thermostatically controlled radiators, numerous power points and large wardrobe.



Door into:

EN-SUITE

Coved ceiling, large opaque sash window, bath with tiled surround and electric shower over, close coupled W.C. vanity style sink with shaver light over and radiator.



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BEDROOM TWO

16' x 14' maximum into bay. Bay window, ceiling coving, thermostatically controlled radiator, power points, fitted bedroom furniture including wardrobes and drawers.



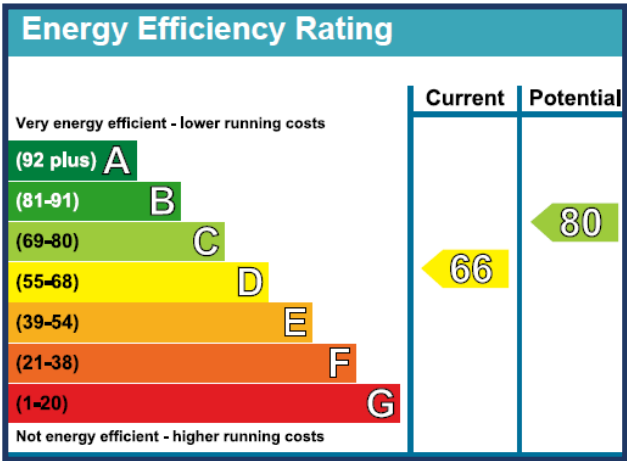
EN-SUITE

Ceiling coving, large opaque sash window, sink set into vanity unit with mirror and shaver light above, close coupled W.C, bidet, bath with electric shower over and thermostatically controlled radiator.



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EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: C
Local Authority: Nottingham Council

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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.