



**FOR SALE**

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Selected as the best independent estate agent  
by Relocation Agent Network to represent them  
in the Sherwood area



**FLAT 4  
PELHAM COURT  
3 PRIVATE ROAD  
SHERWOOD  
NOTTINGHAM  
NG5 4DD**

**£189,000**



# FLAT 4, PELHAM COURT, 3 PRIVATE ROAD, SHERWOOD, NOTTINGHAM NG5 4DD

\* HAMMOND property services are delighted to bring to the market this superb, second floor apartment which is located on Private Road, within Mapperley Park's conservation area.

\* This very desirable location is minutes from the heart of Sherwood with its wide array of shops, gift shops, restaurants and bars, as well as highly regarded Primary and Senior Schools, GP's Surgery, Dentist and Opticians. In addition, a short stroll away is Woodthorpe Grange Park with its café, tropical house and formal gardens. The City centre is approximately ten minutes' drive away.

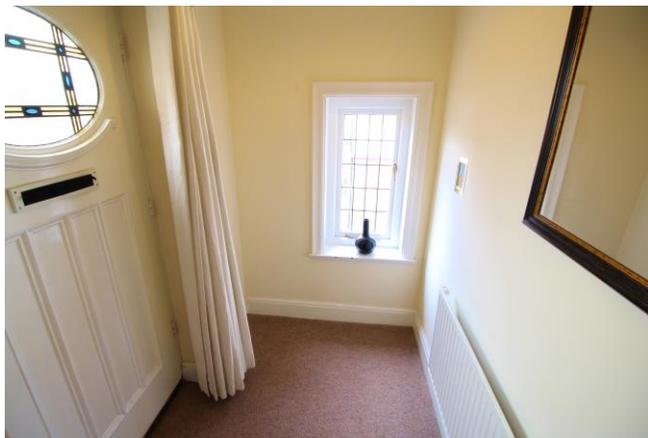
\* Light and spacious throughout, the property retains many original features and the accommodation in brief comprises, Entrance Lobby, Dining Room, Lounge, Kitchen, Two Double Bedrooms, one of which having an en-suite, Small Decked Seating Area. Outside there is a charming Communal Garden and spacious Parking area.

\* This superb property should be viewed at your earliest convenience to fully appreciate its generous size, beautiful location and distinctive interior.



## **DIRECTIONAL NOTE:**

The property can be approached by travelling south towards Nottingham City centre along the A60 Mansfield Road. After the traffic light junction with Winchester Street, take the sixth left hand turn onto Private Road. The property can then be found on the left hand side denoted by our For Sale Board.



### COMMUNAL GARDEN/PARKING AREA

A sweeping driveway takes you to the Car Park and Communal Garden. The property is approached by passing the original formal entrance door and taking the wooden staircase to the second floor.

There is a shallow, decked area at the top of the stairs and a wooden front door with decorative glazed and leaded panel. Outside light.



### ENTRANCE LOBBY 7'03" x 4'11"

Spacious, light and airy lobby area with leaded window and radiator. Alarm panel.

### Stairs take you to the DINING AREA

18'03" (max) x 12'11" (max)

Spacious dining area with natural floorboards, double radiator, deep skirting boards and velux style window. Floor to ceiling shelf unit. Door giving access to a small decked seating area.

### HALLWAY 16'01" x 6'08"

Natural floorboards. Radiator. Switchmaster thermostat. Spot lighting. Large, three section, storage cupboard housing the Potterton condensing central heating boiler and hot water tank. Loft access. Doors off to;

### LOUNGE 19'06" (max) x 14'10" (max)

Double glazed and leaded window. Four wall lights. Deep skirting boards. Feature fireplace with marble back and hearth, white surround and coal effect gas fire. TV point. Double radiator.





### BATHROOM

Feature triangular glazed window . Three piece white suite comprising of a bath with chrome taps. Wash hand basin with chrome taps, low flush W.C. Part tiled walls and vinyl flooring. Double radiator.

### DINING KITCHEN

16'07"(max) x 11' (max)

Having a range of shaker style base units, with wooden work surfaces, stainless steel sink and drainer with chrome swan head mixer tap. Tiled splashback. Spot lighting. Space for a washing machine and upright fridge/freezer. Velux style windows. Lamona four ring gas hob and electric oven. Lamona integrated dishwasher. Extractor fan. Vinyl flooring.

Steps down to dining area with leaded window. Double radiator.





**BEDROOM ONE** 12'10" (max) x10'8"(max)  
Original decorative wooden door. Velux style window. Glazed window. Double radiator. Built-in wardrobe with hanging pole. Built-in wardrobe with shelving. Under eaves storage. Deep skirting boards.

Door to;

**EN-SUITE**  
With part tiled walls and floor. Walk-in shower cubicle with Mira Sprint shower. Low level W.C. Spot lighting. Glazed window. Wash hand basin with chrome taps. Large mirror.

**BEDROOM TWO** 11'08" (into eaves) x 11'11"  
Triangular glazed window. Double radiator. Deep skirting boards.





## OUTSIDE

### CAR PARK

The property is approached from Private Road via a sweeping driveway and gives access to a Car Park which is exclusively for the use of residents and their guests.

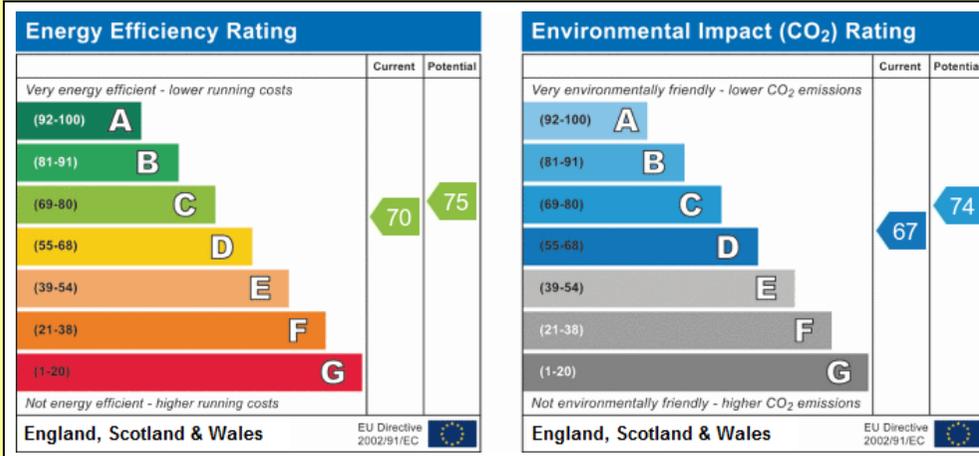
### COMMUNAL GARDEN

The delightful communal garden has several distinct areas, mainly laid to gravel. Raised decked seating area and pond. Outside lighting. The whole area is screened from Private Road with a variety of mature trees, large shrubs and foliage.

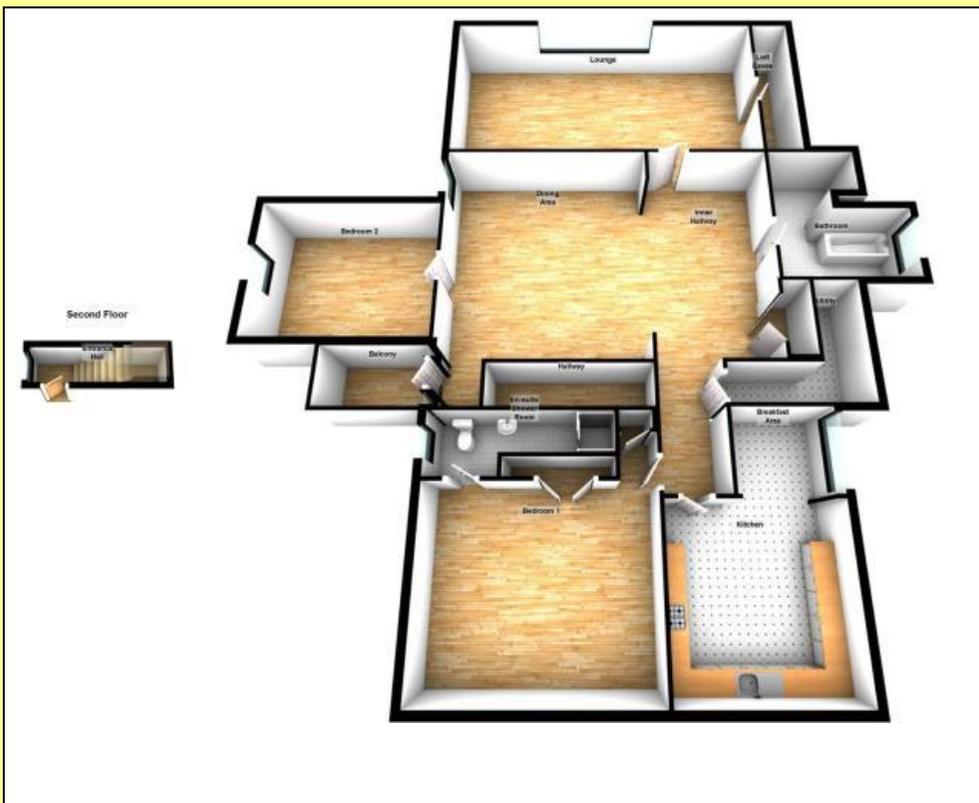
### DECKED SEATING AREA

From the dining Area, a door gives access to a small decked seating area with extensive views over Sherwood.





Lease – 125 years remaining  
 Ground Rent/Service Charge - £105 per month



Home Sale Network is a national network of selected estate agents. All members are independent businesses, hand picked after thorough checks to identify them as, in Cartus' opinion, the best independent estate agent to represent Home Sale Network in their area.

The Network provides coverage in locations throughout England, Scotland and Wales. There are Home Sale Network members in major towns, cities and rural areas.

By working together Home Sale Network can assist families buying and selling property around Britain. Home Sale Network is highly selective and membership is based on certain criteria being met such as quality of service, local knowledge and professionalism resulting in membership approved on an invitation basis only.

Please call this office if you have any enquiries regarding a property search, or a property to sell, out of the Nottinghamshire area.

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