



**23 Brookdale Court, Nottingham – NG5 3GD**

Guide Price **£150,000**

**DavidJames**  
the estate agent





## 23 Brookdale Court

Nottingham, Nottingham

GUIDE PRICE £160,000–£180,000 Retirement bungalow in Sherwood Dales for the over 60s, offered with no chain! Lounge, fitted kitchen, conservatory, modern shower room and parking for residents.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Retirement bungalow for the over 60's
- Offered to the market with no upward chain
- Close to Sherwood, Daybrook and Arnold's nearby amenities
- A short walk from frequent bus services
- Bright and spacious lounge
- Fitted kitchen with an integrated oven and hob
- Versatile conservatory extends the living space
- Two bedrooms (both with useful wardrobes)
- Modern shower room with a walk-in shower enclosure
- Fantastic communal gardens and parking for residents













**Approximate total area<sup>(1)</sup>**

61.68 m<sup>2</sup>

663.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.