



## 9 Brookdale Court, Nottingham - NG5 3GD

Guide Price £90,000

DavidJames  
the estate agent





## 9 Brookdale Court

Nottingham, Nottingham

GUIDE PRICE £100,000 - £110,000 Over 60's first floor retirement maisonette with no chain! Including a lounge, kitchen, double bedroom and wet room. Ideal for low-maintenance independent living!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

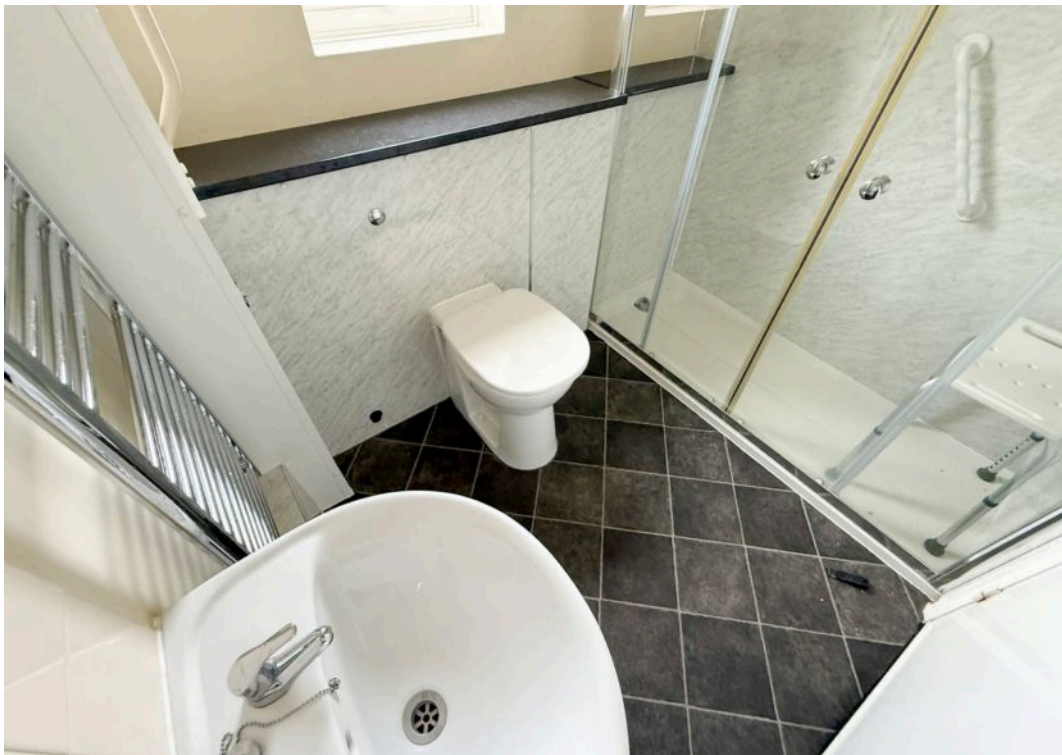
- First floor maisonette for the over 60's
- Warden aided with emergency call system
- Lounge/dining room with fireplace
- Modern kitchen with integrated appliances and dual aspect windows
- 1 double bedroom with built in storage cupboard for additional storage
- Wet room with Mira electric shower
- Electric storage heaters
- Residents lounge with activities
- Communal gardens and parking

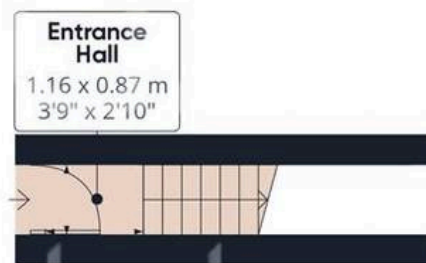




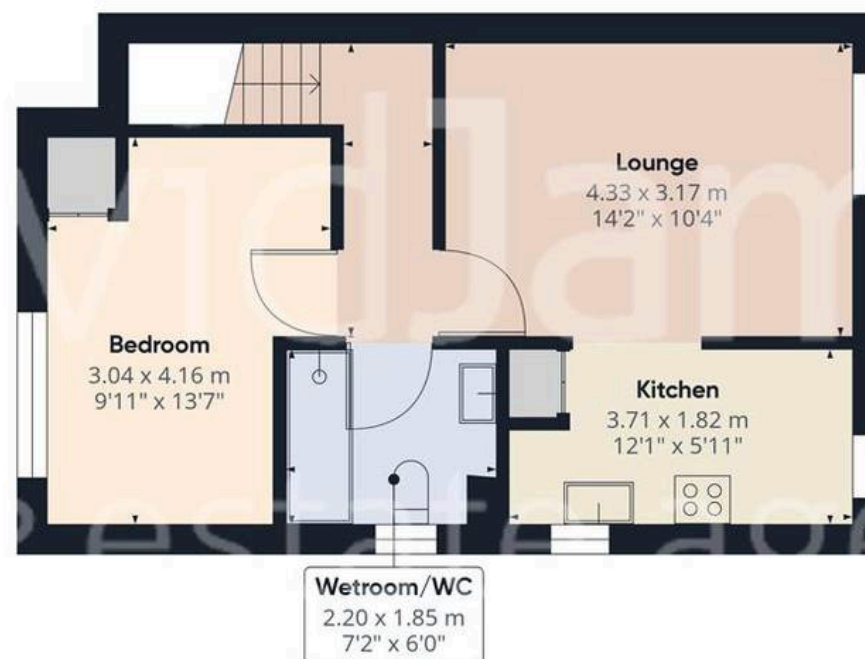








Floor 0



Floor 1

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

42.56 m<sup>2</sup>

458.11 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 are based on RICS IPMS 3C standard.

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.