



Pygott
Crone

8a, Rushcliffe Rise
Nottingham, Nottinghamshire, NG5 3HJ

£115,000

1 Bedroom Flat

- Leasehold
- Spacious 1-bedroom apartment located in the sought-after Sherwood area
- Bright and airy living room with plenty of natural light
- Modern fitted kitchen with ample storage and worktop space
- Contemporary bathroom with full suite including shower over bath
- communal garden – perfect for outdoor relaxation or entertaining
- Rare benefit of a private driveway for off-street parking
- Conveniently located close to local shops, cafes, and amenities
- EPC Rating- D, Council Tax Band - A

Click [here](#) to access the Energy Performance Certificate for 8a, Rushcliffe Rise, Nottingham, Nottinghamshire, NG5 3HJ



Overview

Located in the heart of the desirable Sherwood area, this delightful one-bedroom flat presents an excellent opportunity for first-time buyers, downsizers, or investors alike. The property boasts a thoughtfully laid-out interior, featuring a generously sized bedroom filled with natural light, a stylish three-piece bathroom, a contemporary kitchen with ample storage and workspace, and a cosy yet spacious living room ideal for relaxing or entertaining. Outside, the flat benefits from its communal garden—perfect for enjoying warm summer days or gardening—as well as a driveway offering convenient off-street parking, a rare advantage in such a popular area.



Sherwood is a vibrant and well-connected suburb of Nottingham, celebrated for its strong community feel and blend of urban convenience with green, leafy surroundings. Residents enjoy a wide range of local amenities, including independent shops, cafés, restaurants, and pubs, along with excellent schools and healthcare facilities. The area is also well-served by public transport, with frequent bus routes providing quick access to Nottingham city centre and nearby districts. With its welcoming atmosphere, attractive housing stock, and abundance of green spaces such as Woodthorpe Grange Park, Sherwood continues to be a sought-after location for professionals, young families, and retirees alike.

Agents note: The vendor has confirmed there is a £10 a year ground rent and 83 years remaining on the lease.



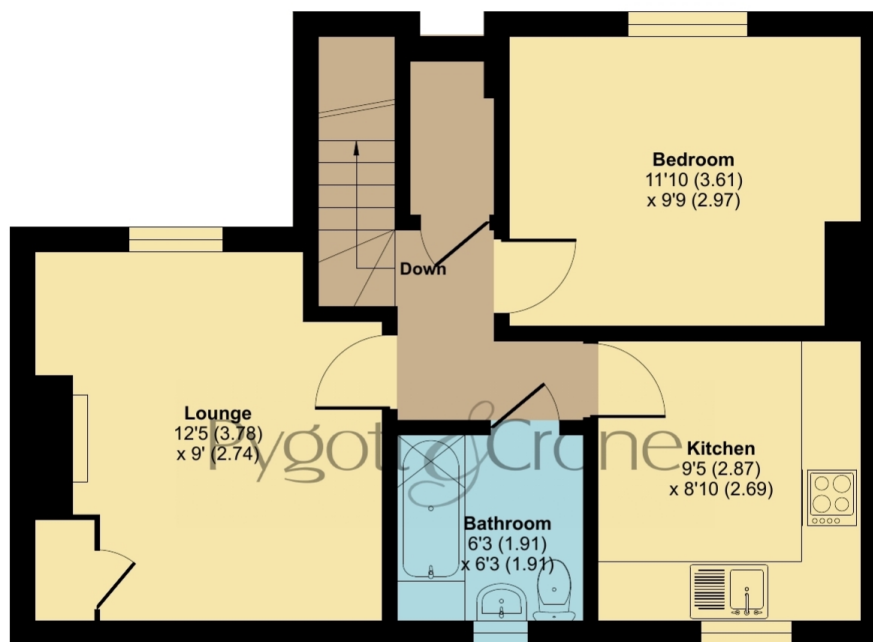




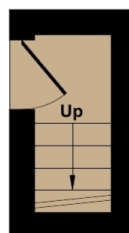
Rushcliffe Rise, Nottingham, NG5

Approximate Area = 490 sq ft / 45.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Pygott & Crone. REF: 1298701






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