



## Albany Court, Stapleford, Nottinghamshire NG9 8LB

**Guide Price £70,000**

GUIDE PRICE: £70,000 - £80,000

CALLING ALL INVESTORS AND FIRST TIME BUYERS...

This well presented ground floor maisonette would make a brilliant first time buy or buy to let.

It is conveniently located close to local amenities and has great access to the M1.

There is a brilliant sized lounge, modern kitchen, two double bedrooms along with a modern bathroom.

Outside there is a outbuilding, utility cupboard and a garden to the front of the property.

**NO CHAIN!**





Entrance Hallway

The hallway has built in storage and provides access to the accommodation

Living Room

The living room has a double glazed window, a radiator and TV point

Kitchen

The kitchen has a range of base and wall units with a rolled edge work surface, a stainless steel sink with drainer and mixer tap, an integrated oven, hob, extractor fan and a double glazed window

Utility Room

The utility room has space and plumbing for a washing machine and storage space

Bathroom

The bathroom has a panelled bath with shower over, a hand basin with pedestal, low level flush WC, a radiator and a double glazed window

Master Bedroom

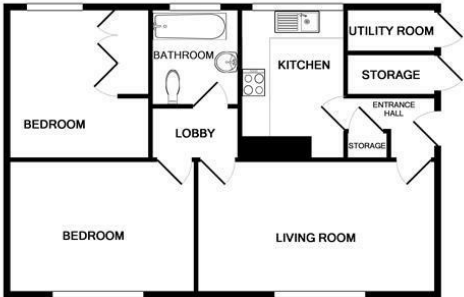
The main bedroom has a double glazed window, a radiator and built in storage

Bedroom Two

The second bedroom has a double glazed window and a radiator

Outside

To the front of the property there is a communal garden



TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

