



Staindale Court,  
, Nottingham  
NG8 5FZ

**£125,000 Leasehold**



A spacious two bedroom maisonette with a garage.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools and transport links this great property is considered an ideal opportunity for investors and young professionals.

In brief the internal accommodation comprises entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom.

Outside the property benefits from a single garage with ample parking in front.

Offered to the market with the benefit of chain free vacant possession.



#### Entrance hall

UPVC double glazed front door, stairs to the first floor, loft hatch and doors to the bathroom, two bedrooms and lounge/diner.

#### Lounge/diner

15'10" x 11'7" (4.84 x 3.55)

Laminate flooring, UPVC double glazed window to the front, radiator, gas fire, built in storage cupboard and door to the kitchen.

#### Kitchen

8'9" x 6'8" (2.69 x 2.04)

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, tiled splashbacks, laminate flooring, space for a fridge freezer and washing machine, radiator and UPVC double glazed window to the rear.

#### Bedroom one

13'2" x 10'7" (4.02 x 3.23)

A carpeted double bedroom with a UPVC double glazed window to the front and radiator.

#### Bedroom 2

9'5" x 7'5" (2.88 x 2.27)

Carpeted bedroom with built in storage cupboards, UPVC double glazed window to the rear and radiator.

#### Bathroom

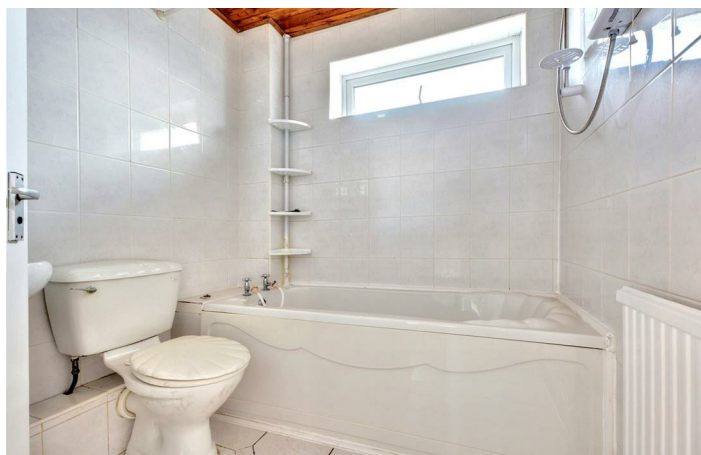
Incorporating a three piece suite comprising a panelled bath with an electric shower over, pedestal wash hand basin, WC, tiled flooring and walls, radiator, and UPVC double glazed window to the rear.

#### Garage

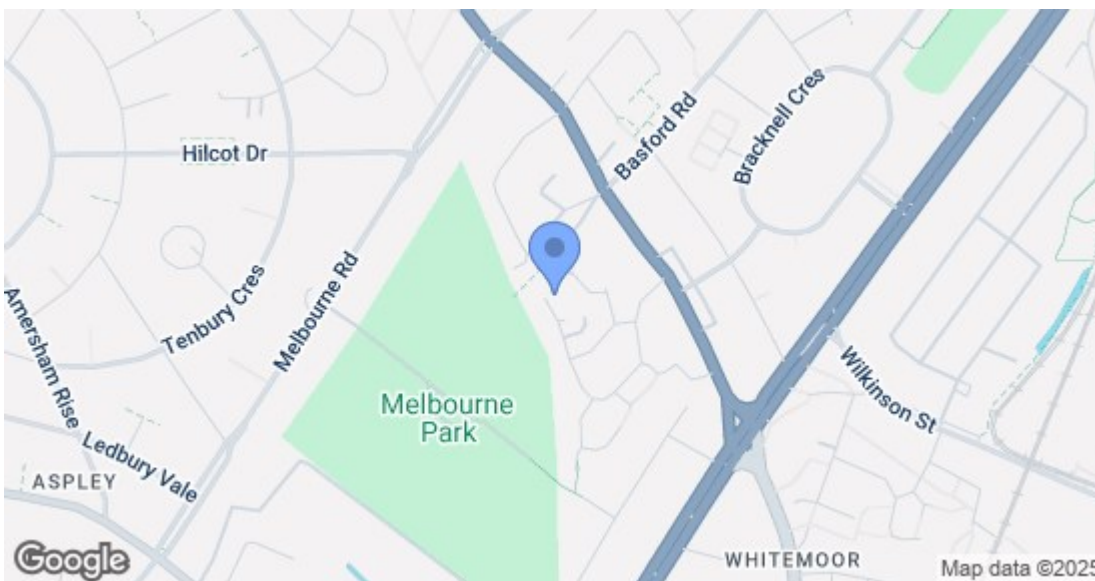
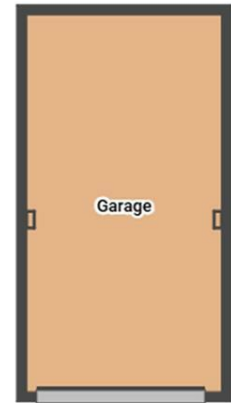
16'7" x 8'7" (5.08 x 2.63)

#### Outside

Outside the property benefits from a single garage with ample parking in front.



Robert Ellis  
ESTATE AGENTS



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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.