Robert Ellis

look no further. . .

Church Street
Stapleford, Nottingham NG9 8HJ

A FIRST FLOOR ONE BEDROOM APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN.

£90,000 Leasehold

0115 949 0044

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS FIRST FLOOR ONE BEDROOM APARTMENT SITUATED IN THE HEART OF STAPLEFORD.

Accommodation comprises open plan living dining kitchen, double bedroom and separate three piece bathroom suite.

The property also benefits from a balcony with feature glass balustrade accessed via French doors from the living room and gas central heating from a combination boiler.

The property sits favourably within walking distance of all the shops, services and amenities in Stapleford town centre, as well as nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus services.

The property would make an ideal first time buy or investment opportunity. We highly recommend an internal viewing.

COMMUNAL HALLWAY
Feature main entrance door accessed via the main road with a security intercom system and staircase rising to all floors.

OPEN PLAN LIVING DINING KITCHEN
15'9" x 12'4" (4.82 x 3.77)
The kitchen area comprises a range of matching fitted base and wall storage cupboards, with roll top work surface space incorporating a single sink and drainer with swan-neck mixer tap and tiled splashbacks. There is a fitted four ring gas hob with extractor over and oven beneath, plumbing for the washing machine and in-built fridge/freezer. This then opens out to the main living space which consists of laminate flooring to match the kitchen area, radiator, media points, security intercom system, doors to the bathroom and double bedroom, double glazed French doors (with fitted blinds) opening out onto the balcony.

BALCONY
A real benefit providing useful outdoor space, ideal for patio furniture, paved with a feature glass balustrade.

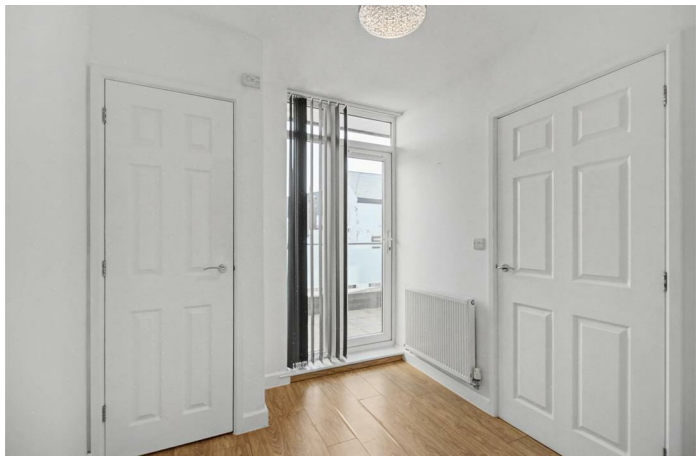
DOUBLE BEDROOM
9'10" x 7'5" (3.00 x 2.28)
Double glazed window to the front (with fitted blinds), laminate flooring, boiler cupboard housing the gas fired combination boiler.

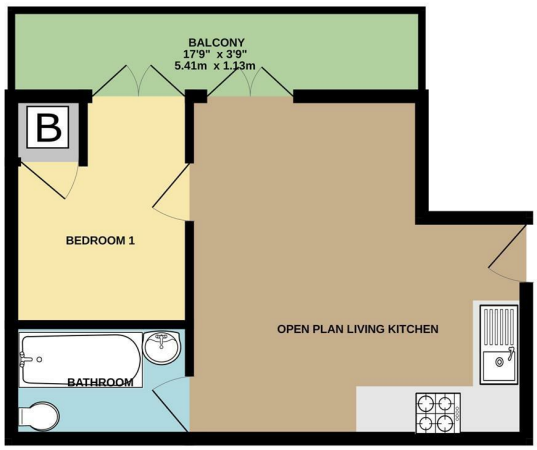
BATHROOM
7'5" x 5'1" (2.27 x 1.55)
Three piece suite comprising panel bath with mains shower over and glass screen, wash hand basin with central mixer tap, push flush WC. Radiator, laminate flooring, extractor fan and partial tiling to the walls.

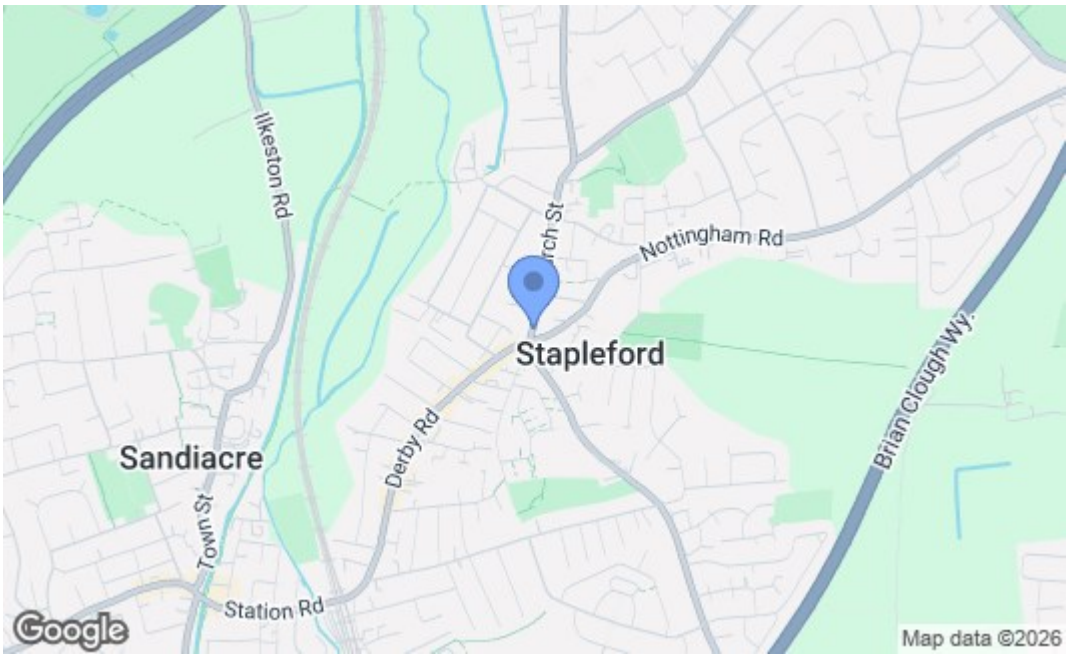
DIRECTIONS
From our Stapleford Branch on Derby Road, turn immediately left at the traffic light junction at the Roach onto Church Street. The apartment block can be found on the left hand side, identified by our For Sale board fixed to the gate and the feature "Feather Tavern" sign.

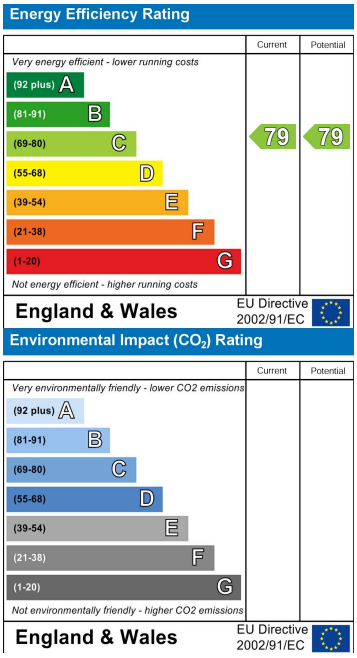
AGENTS NOTE
It is understood that the property is held on a leasehold term, originally with 125 years from conversion in 2013 with approximately 112 years remaining. We understand the ground rent to be £150 per annum paid in two half yearly installments of £75 and the service charge is billed twice yearly at £1054 per annum (two payments of £527). We ask that you confirm this information with your Legal Adviser before completion.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.









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.

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