Robert Ellis

look no further. . .

Denver Court

Stapleford, Nottingham NG9 8LN

A ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT.

£79,950 Leasehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THIS POPULAR & ESTABLISHED RESIDENTIAL LOCATION.

With single level accommodation comprising entrance hall, living room, kitchen, bathroom and one double bedroom.

The property also benefits from gas fired central heating from combi boiler, double glazing and the use of the outdoor space to the front of the property's door.

The property sits favourably within this popular and established location within easy reach of excellent nearby schooling for all ages, as well as good access to nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or investment opportunity and we highly recommend an internal viewing.

ENTRANCE HALL
10'1" x 7'0" (3.09 x 2.15)
uPVC panel and double glazed front entrance door, radiator, tiled floor, doors to living room, kitchen, bathroom and bedroom. Useful storage cupboard with shelving and additional walk-in closet.

LOUNGE
16'3" x 9'9" (4.97 x 2.98)
Double glazed window to the rear (with fitted blinds), radiator and media points.

KITCHEN
11'3" x 9'4" (3.43 x 2.85)
The kitchen comprises a recently re-fitted range of matching base and wall storage cupboards with granite effect roll top work surfaces incorporating counter-level sink unit and draining board with mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for under-counter washing machine and space for tumble dryer, space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window and vinyl effect flooring.

BEDROOM
13'5" x 9'10" (4.11 x 3.01)
Double glazed window to the rear (with fitted blinds), radiator.

BATHROOM
6'5" x 5'6" (1.97 x 1.69)
Modern re-fitted three piece suite comprising "P" shaped bath with central mixer tap and handheld shower attachment over, wash hand basin with mixer tap and push flush WC. Partial wall tiling, double glazed window to the rear and extractor fan. NB Bath panel is on order and will be fitted prior to completion.

OUTSIDE
The property has the use of the garden area in the communal grounds and has a useful outside store cupboard.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and continue past the entrance to Hicklings Lane Park before taking an eventual left hand turn onto Melbourne Road. Follow the bend in the road around to the right and the property can be found on the left hand side identified by our For Sale board.

Ref: 7693NH

AGENT'S NOTE
We understand that the property is held on a leasehold term with 125 years from commencement with a £10 per annum ground rent and an approximate £295 per annum service change. We ask that you confirm this information with your solicitor prior to completion.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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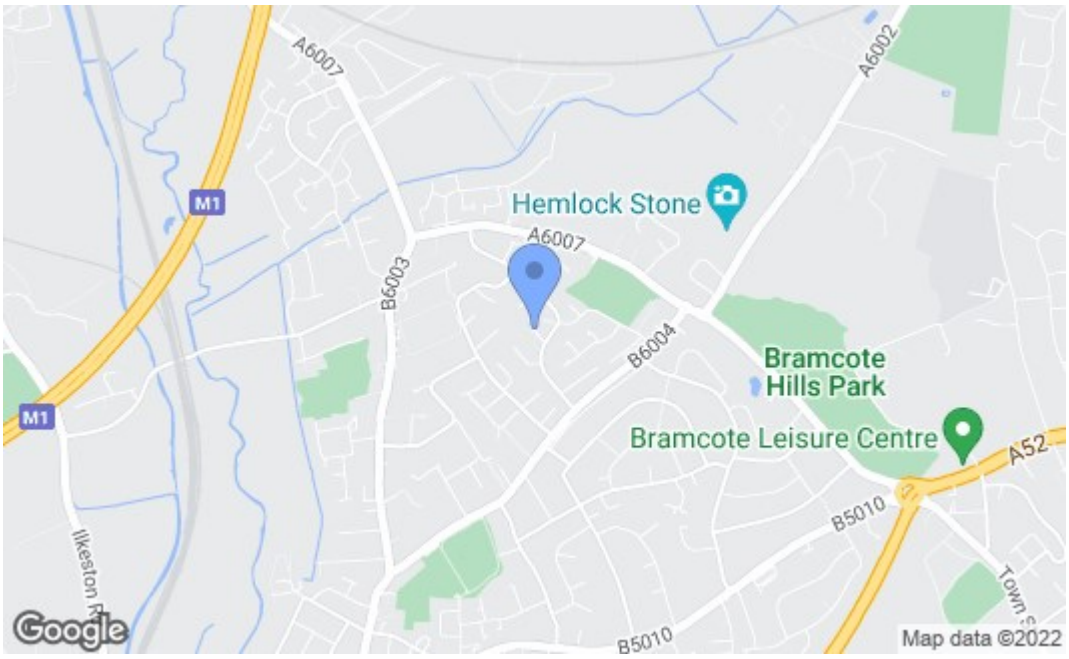

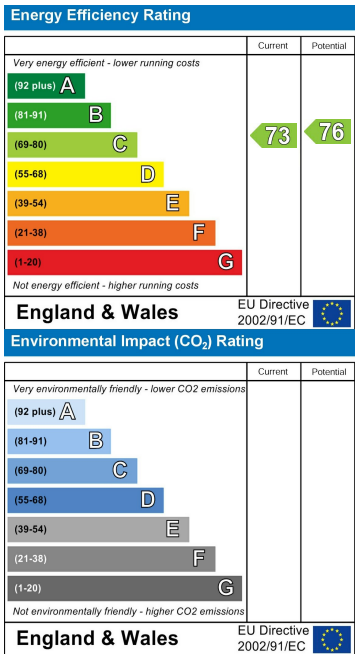

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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