Robert Ellis

look no further. . .

GROUND FLOOR PLAN

FIRST FLOOR PLAN

Cemetery Road
Stapleford, Nottingham NG9 8AP

50% Shared Ownership
£142.500 Leasehold

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On the instructions of Futures Housing Group, we are pleased to offer for sale this brand new three bedroom detached house offered for sale on a Shared Ownership Scheme. The Shared Ownership Scheme is there to help many individuals and families purchasing an affordable home buying a share of between 50%-75% of the property and paying rent on the remainder.

This brand new energy efficient home offers features including a fully fitted kitchen with built-appliances, useful utility room and cloaks/WC. The property is gas centrally heated and will be finished in a ready to move into condition with the inclusion of carpets and floor coverings throughout.

The property will benefit from off-street parking for two vehicles and a landscaped rear garden.

This property is one of five offered for sale on a shared ownership basis within a development of fifteen houses built on what was formerly known as Malts Yard which is conveniently situated on the edge of Stapleford town centre. With useful facilities on the doorstep, including a regular bus service linking Nottingham and Derby, Aldi supermarket and various shops and facilities within the town centre itself. The area is also great for local and regional employment with Nottingham University and Queens Medical Centre in easy reach.

Stapleford has a number of well regarded schools for all ages, a generous amount of open space and playing fields. The A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Park and Ride are within easy reach.

With anticipated completion date of mid September, for further information and to register your interest, please contact the Stapleford Branch of Robert Ellis on 0115 949 0044.

ENTRANCE HALL
Front entrance door, stairs to the first floor and door to living room.

LIVING ROOM
15'2" x 12'4" (4.64 x 3.76)
Double glazed window to the front, understairs store cupboard and door to kitchen diner.

KITCHEN DINER
14'6" x 11'9" (4.43 x 3.60)
Incorporating a newly fitted range of wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in oven and hob with extractor hood over. Space for free standing fridge/freezer. Double glazed window and door to the rear, door to utility room.

UTILITY
Wall mounted gas boiler (for central heating and hot water), plumbing and space for washing machine, door to cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

FIRST FLOOR LANDING
Doors to bedrooms, bathroom and built-in airing cupboard.

BEDROOM ONE
12'4" increasing to 15'8" x 10'0" (3.76 increasing to 4.78 x 3.07)
Built-in store cupboard, double glazed window to the front.

BEDROOM TWO
12'7" x 8'5" (3.84 x 2.57)
Double glazed window to the rear.

BEDROOM THREE
8'4" x 6'11" (2.56 x 2.12)
Double glazed window to the rear.

FAMILY BATHROOM
Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with shower over. Double glazed window.

OUTSIDE
The property will have an open frontage with off-street parking for two vehicles. The rear gardens will be enclosed and landscaped with patio and lawn.

AGENT'S NOTES
The dimensions have been taken from the architect's drawings.

Shared Ownership : The property is available to purchase with shares from 50%-75% of the value. Rent on the unsold equity will be charged at 3%. Further information is available on request.

The 100% price of this property is £285,000

Service Charges : £222.68 PA

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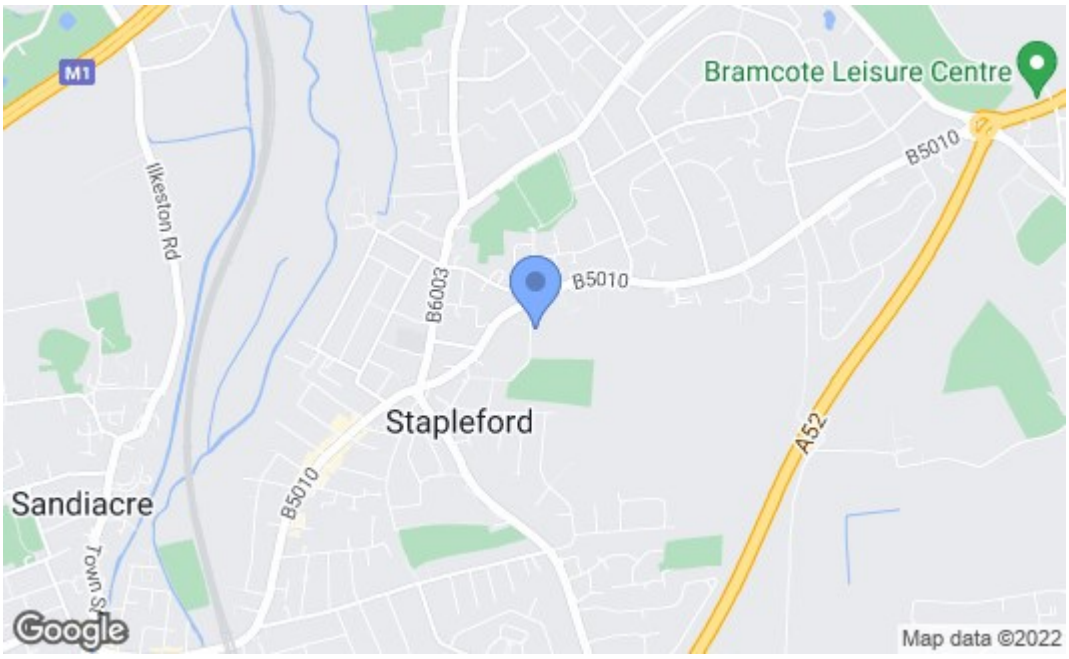
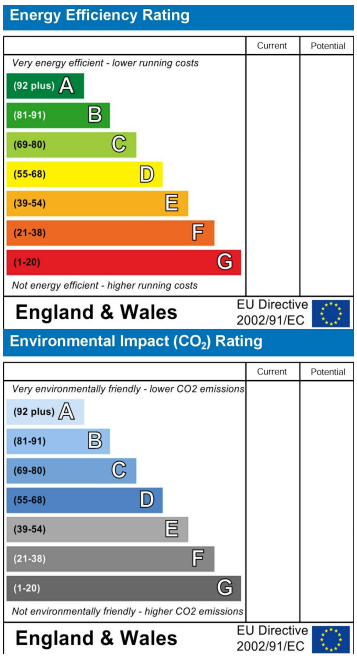
PLOT 9





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.