Robert Ellis

look no further. . .

Gibbons Avenue
Stapleford, Nottingham NG9 7DR

A SPACIOUS GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT WITH GARDEN TO THE FRONT.

£110,000 Leasehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS GROUND FLOOR TWO BEDROOM APARTMENT SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

With single level accommodation, comprising entrance hall, kitchen, living room, inner hallway, two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and private garden space to the front.

The property is situated within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a vast array of nearby schooling, including that of William Lilley, Fairfield and George Spencer Academy Trust. If you need to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and i4 bus service.

For open space, there is easy access to both Queen Elizabeth Park and Archer's field, as well as being on the doorstep to ample outdoor countryside walks.

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

ENTRANCE HALL
5'4" x 4'0" (1.65 x 1.22)
Panel and double glazed entrance door from communal hallway, security phone entry system, wall mounted central heating control thermostat. Doors to kitchen and living room.

KITCHEN
11'1" x 8'7" (3.38 x 2.62)
Comprising matching range of fitted base and wall storage cupboard and drawers, with granite style roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Space for cooker, plumbing for washing machine, tumble dryer and/or dishwasher and full height fridge/freezer. Double glazed window to the front, space for table and chairs, radiator, extractor fan, wall mounted Worcester gas fired combination boiler for central heating and hot water purposes.

LIVING ROOM
14'10" x 11'4" (4.53 x 3.47)
Double glazed window to the front, radiator, media points. Door to inner hallway.

INNER HALLWAY
5'6" x 3'11" (1.69 x 1.20)
Doors to both bedrooms and bathroom.

BEDROOM ONE
13'10" x 11'2" (4.24 x 3.41)
Double glazed window to the front (with fitted blinds), radiator, freestanding sliding door wardrobe (included within the sale).

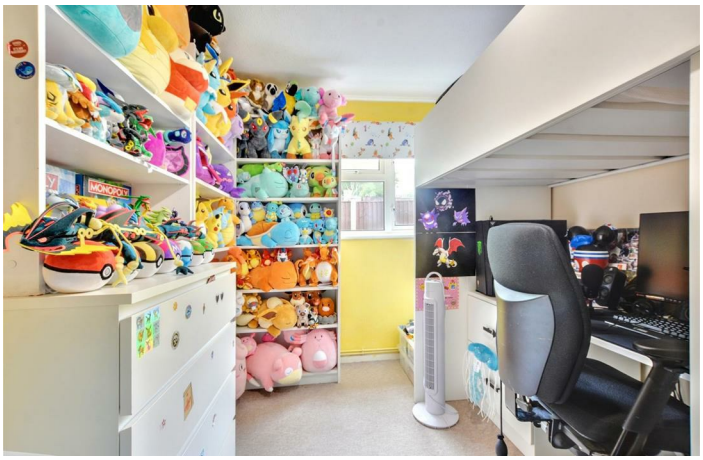
BEDROOM TWO
12'7" x 8'4" (3.86 x 2.56)
Double glazed window to the rear (with fitted roller blind), radiator.

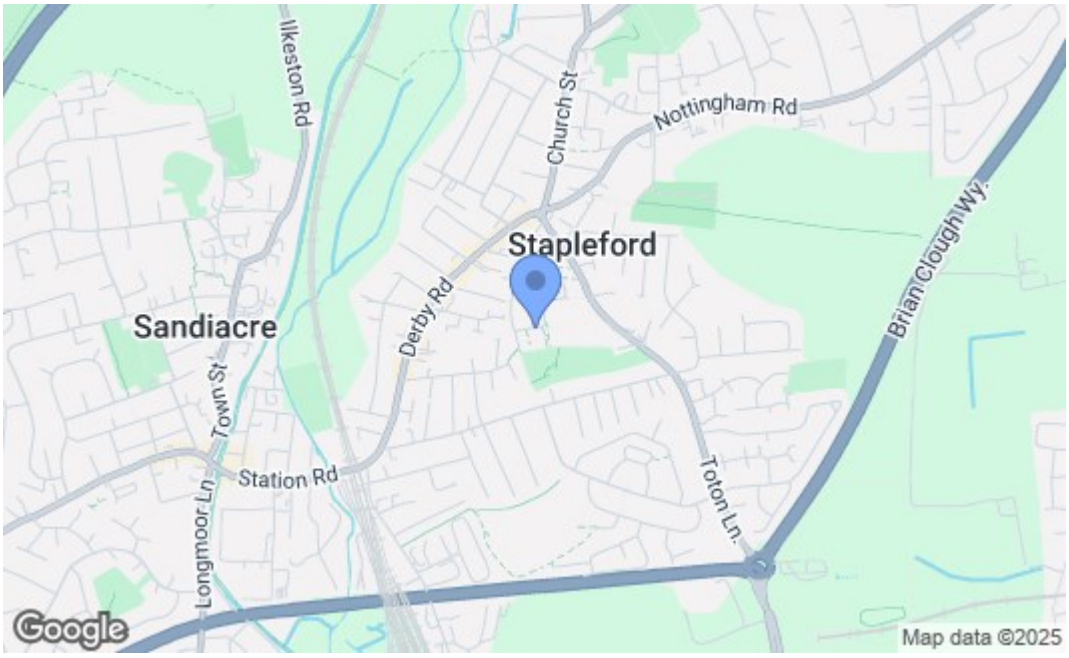
BATHROOM
8'6" x 5'5" (2.61 x 1.67)
Three piece suite comprising bath with Mira Sport electric shower, wash hand basin, low flush WC. Partial tiling to the walls, double glazed window to the rear, radiator, coving, extractor fan.

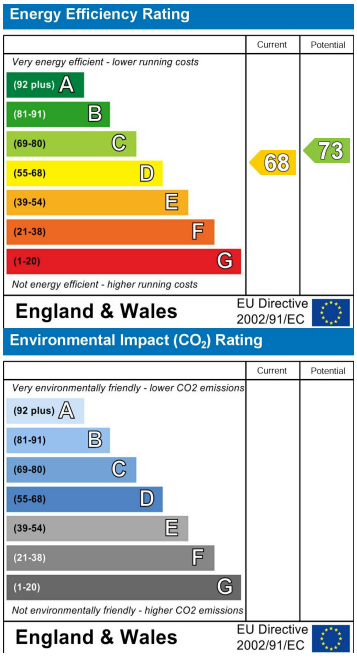
OUTSIDE
The property benefits from its own private garden space to the front which is enclosed with timber fencing and hedgerow to the boundary line with pedestrian gated access. The garden is split and consists of a plum slate decorative patio area leading onto a lawn section with a block paved base housing a timber storage shed (available to purchase if required). Two useful storage closets, one externally to the rear and one within the communal hallway.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take an immediate right hand turn onto Eaton Road and continue before taking a left hand turn onto Gibbons Avenue. Follow the bend in the road to the left and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
It is understood that the property is held on a leasehold term of 125 years from 16th August 2021 with approximately 121 years remaining. The current ground rent is £10 per annum and the annual service charge is approximately £300 per annum, subject to the usual annual review by Broxtowe Borough Council. We ask that your solicitors confirm all the latest information prior to completion.







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044