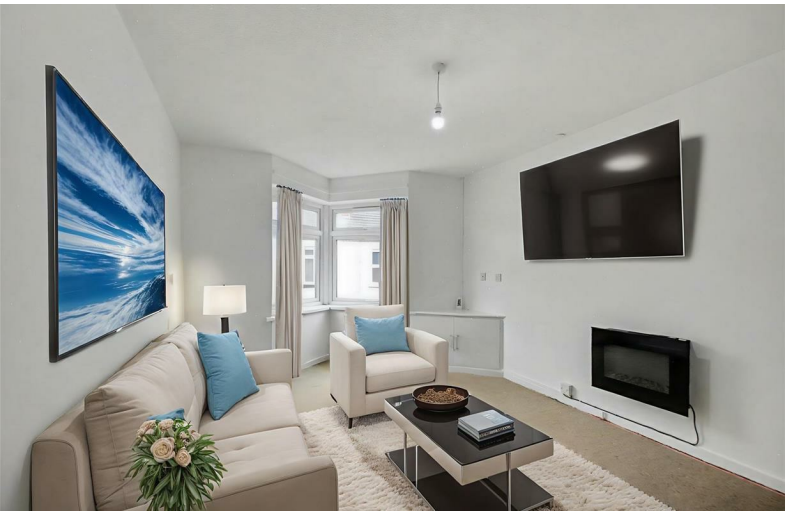
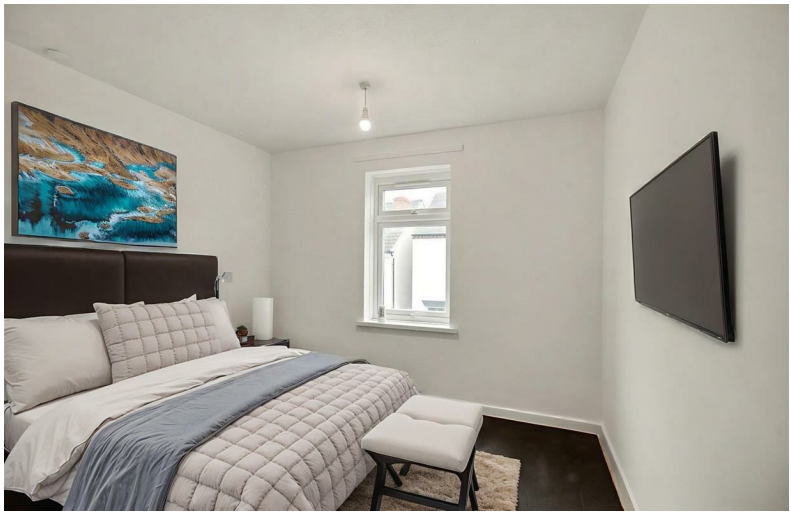
Robert Ellis

look no further. . .





Lower Orchard Street
Stapleford, Nottingham NG9 8DH

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

£85,000 Leasehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS FIRST FLOOR ONE BEDROOM APARTMENT SITUATED WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

The accommodation comprises a spacious "L" shaped entrance hallway with three useful double storage cupboards and loft space, bathroom, double bedroom, living room with bay window and kitchen.

The property also benefits from recent double glazing throughout, feature composite entrance door to the apartment and gas central heating from a combination boiler.

There is also the use of three parking spaces allocated to the block on a "first come, first serve" basis. Otherwise, an application can be made to Broxtowe Borough Council for a parking permit for street parking, the approximate cost for this is £50 per year.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to an array of outdoor space, as well as good 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 the property will make an ideal first time buy or investment opportunity. We highly recommend an internal viewing.

ENTRANCE HALL
13'0" x 7'3" (3.97 x 2.22)
Composite entrance door from the communal landing, three large useful storage cupboards, radiator, loft access point to a partially boarded, lit and insulated loft space. Doors to the living room, bedroom and bathroom.

LIVING ROOM
17'8" x 10'4" (5.41 x 3.15)
Double glazed bay window style to the front, double meter cupboard, media points, radiator, wall mounted remote controlled electric fire. Door to kitchen.

KITCHEN
9'0" x 7'8" (2.75 x 2.34)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating single sink and drainer. Decorative tiled splashbacks, space for gas/electric oven, further space and plumbing for the washing machine, space for full height fridge/freezer, radiator, double glazed window to the front, wall mounted extractor fan.

BEDROOM
10'8" x 9'11" (3.27 x 3.04)
Double glazed window, radiator.

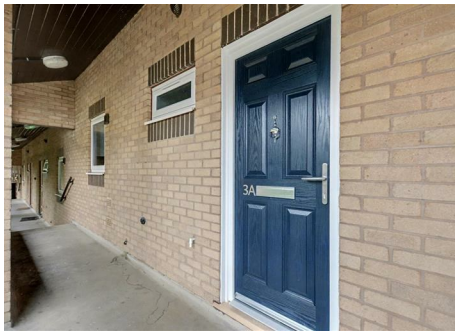
BATHROOM
6'5" x 5'9" (1.96 x 1.77)
Three piece suite comprising bath with "Mira Sport" electric shower over, wash hand basin with tiled splashbacks, push flush WC. Double glazed window to the front, radiator, extractor fan.

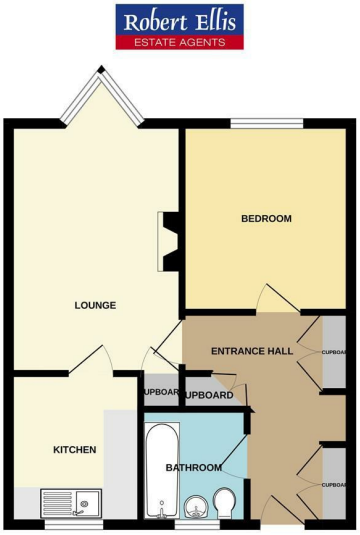
DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Look for and take a right hand turn onto Orchard Street and then take a left turn onto Lower Orchard Street. The property entrance can be accessed via Orchard Street, where three parking spaces can be found. The staircase then rises to the first floor where the apartment can be found.

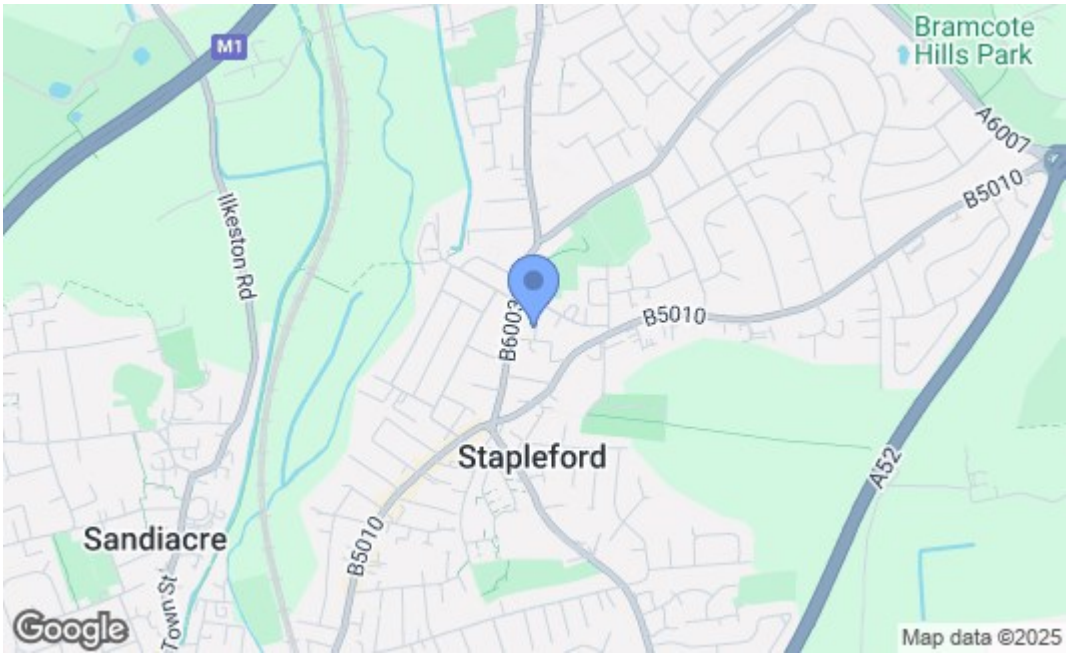
AGENTS NOTE 1
There are three unallocated parking spaces belonging to the whole block which can be used on a "first come, first serve" basis. Otherwise, permit parking could be obtained via an application to Broxtowe Borough Council at an approximate cost of £50 per year for the first permit and an additional £35 per year for a second permit. We ask that you confirm this information with Broxtowe Borough Council directly.

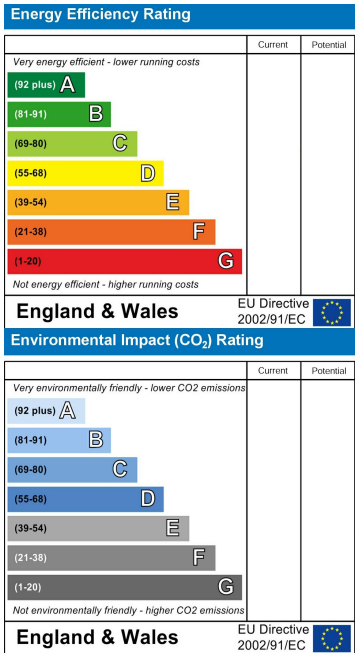
AGENTS NOTE 2
We understand the property is held and sold on a leasehold basis in conjunction with Broxtowe Borough Council. It is understood that the lease is for 123 years from 17th May 2015 with an approximate 112 years remaining. It has been estimated for the service charge for 2025/26 to be stood at £369.13 per annum and that the ground rent is set at £10 per annum. Again, we ask that you confirm this information with your Solicitor prior to completion.

AGENTS NOTE 3
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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