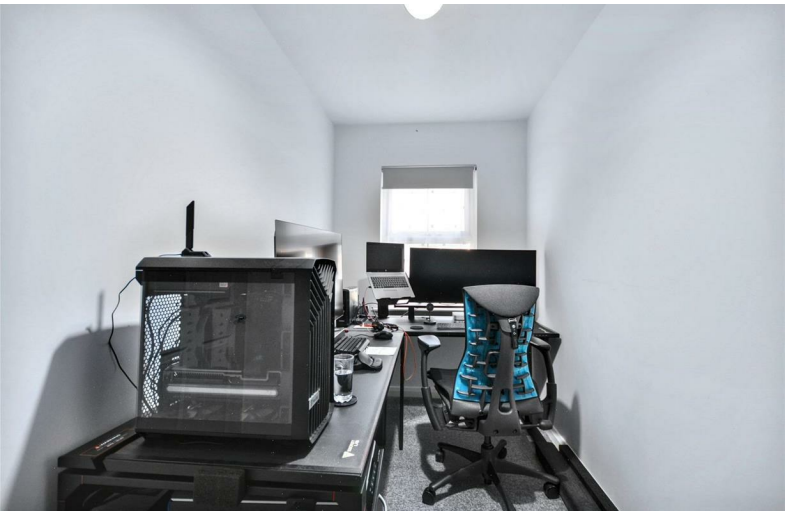
Robert Ellis

look no further. . .



Nottingham Road
Stapleford, Nottingham NG9 8AD

A 2005 CONSTRUCTED TWO BEDROOM GROUND FLOOR APARTMENT.

£135,000 Leasehold

0115 949 0044

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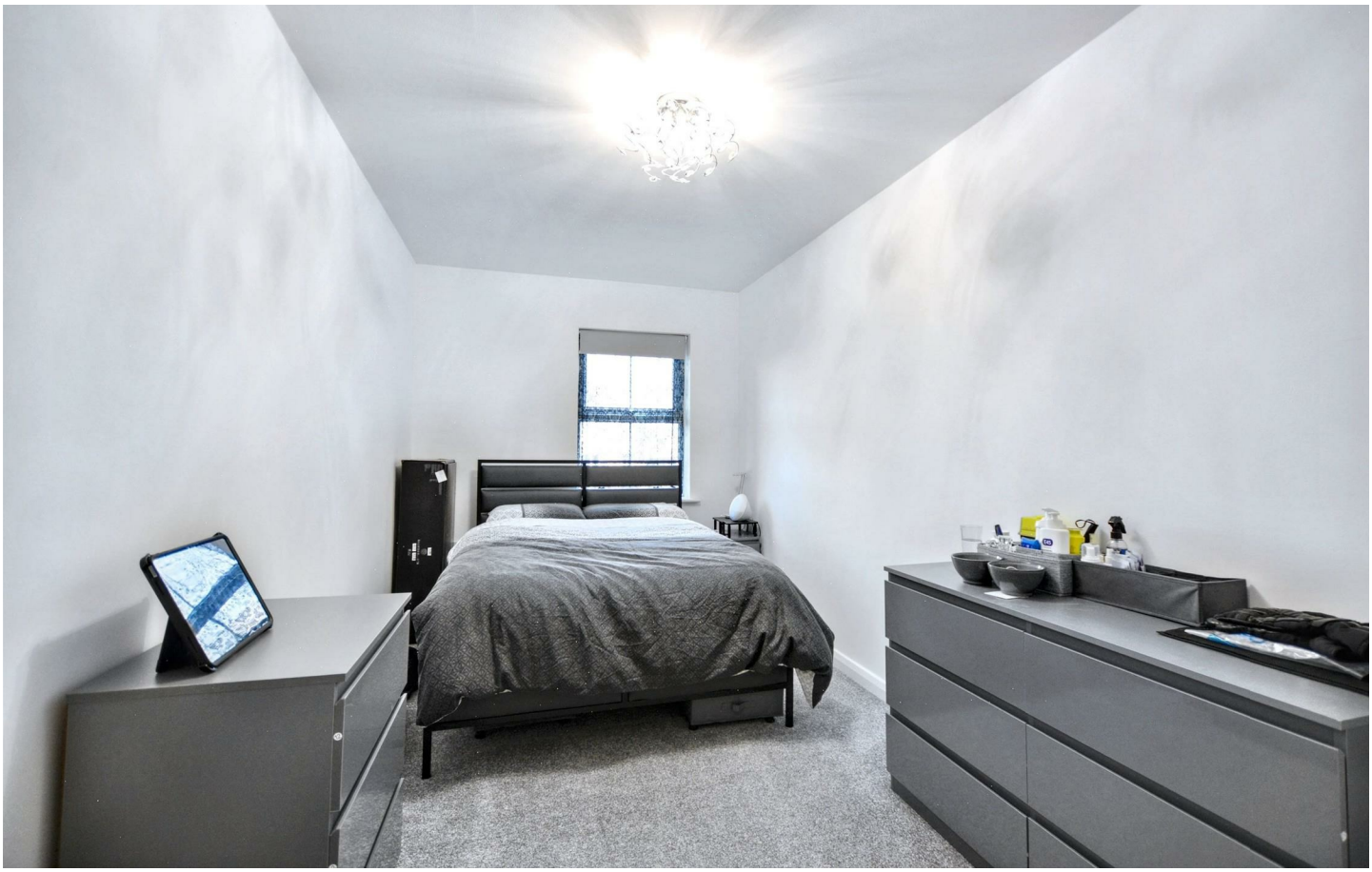


ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS WELL PRESENTED MODERN (2005 CONSTRUCTED) GROUND FLOOR APARTMENT SITUATED ON THE OUTSKIRTS OF STAPLEFORD TOWN CENTRE.

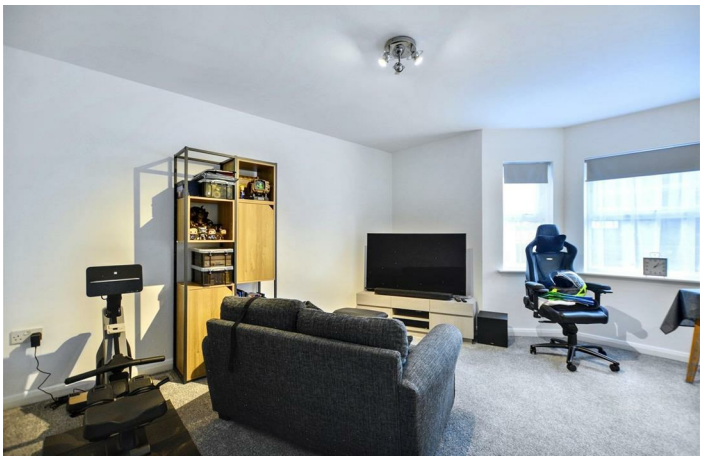
With single level accommodation, comprising a communal entrance hallway, "L" shaped internal hallway, two bedrooms, bathroom and open plan "L" shaped living/kitchen space.

The property also benefits from double glazing throughout, electric heating system and allocated parking to the rear.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre, as well as excellent nearby transport links including the i4 bus route, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout are also close by.

The property is also situated within walking distance of excellent nearby schooling for all ages, including St John's, William Lilley, Fairfield and George Spencer, as well as Hickings Lane Recreation Ground.

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



COMMUNAL ENTRANCE
Security phone entry system to the front. Access to all apartments.

INTERNAL "L" SHAPED ENTRANCE HALLWAY
12'0" x 10'1" (3.68 x 3.09)
Dimplex wall mounted thermostat, phone control entry system, Dimplex heater, alarm control panel. Internal entrance door from the communal hallway, further doors leading to all internal rooms. Water closet housing the water cylinder with further appliance space.

OPEN PLAN "L" SHAPED LIVING KITCHEN
18'6" x 15'5" (5.66 x 4.71)
The kitchen area comprises a "U" shaped range of fitted base and wall storage cupboards and drawers with granite effect roll top work surfaces, incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath. Space for under-counter kitchen appliance, opening through to the living space which has a double glazed bay window to the front (with three individually fitted roller blinds), Dimplex electric heater, media points.

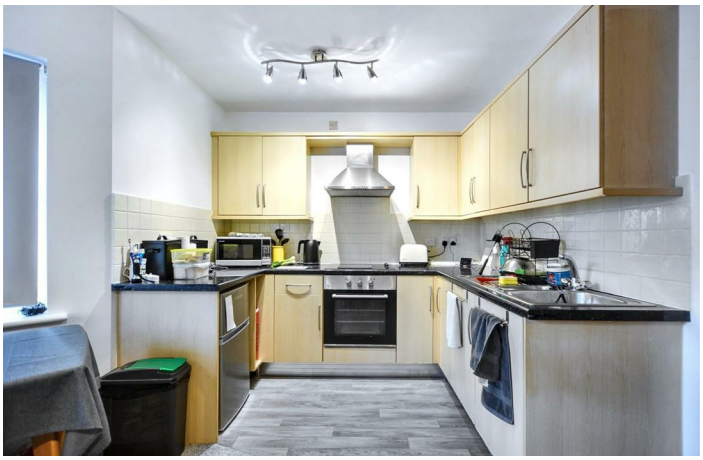
BEDROOM ONE
16'2" x 7'9" (4.94 x 2.37)
Double glazed window to the front (with fitted roller blind), fitted double wardrobe, media points, wall mounted heater.

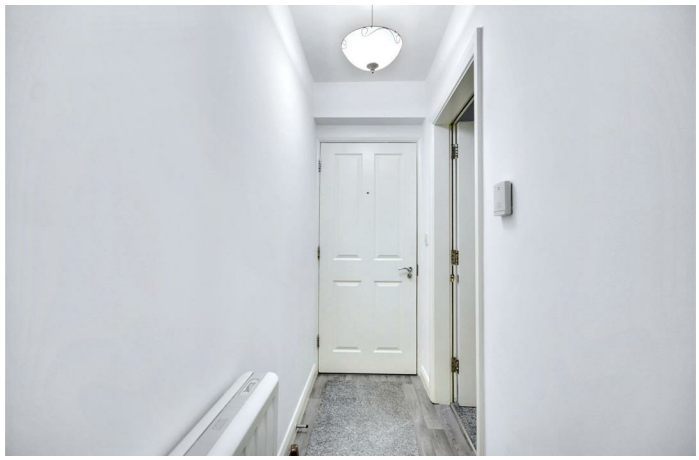
BEDROOM TWO
13'11" x 6'9" (4.25 x 2.06)
Double glazed window to the front (with fitted roller blind), wall mounted heater, fitted storage with shelving.

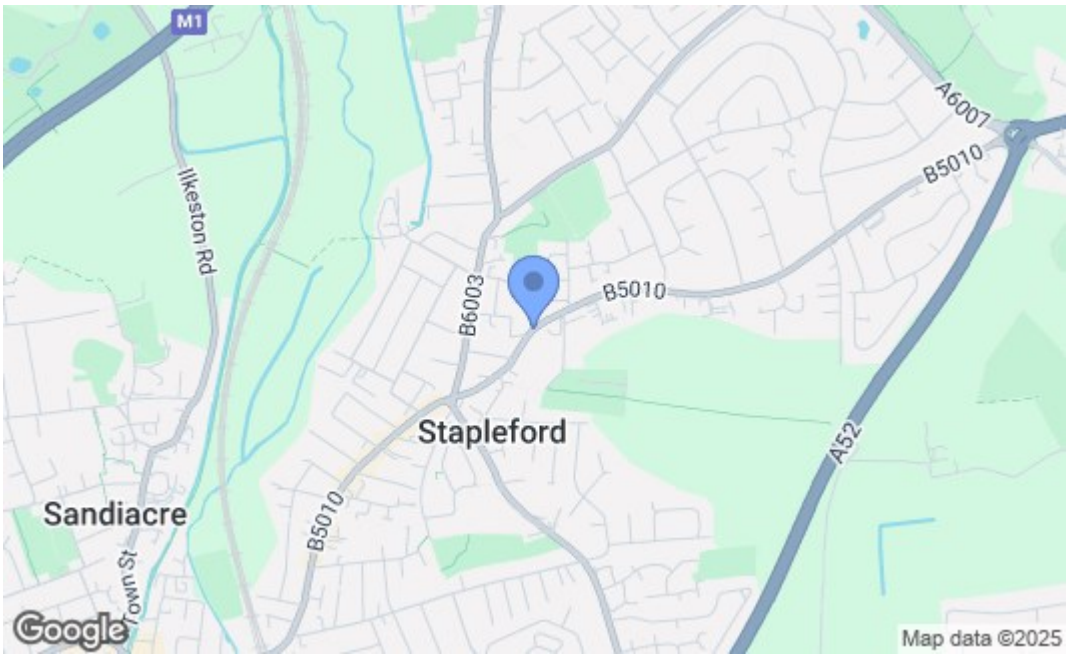
BATHROOM
6'3" x 5'7" (1.92 x 1.72)
Three piece suite comprising panel bath with central mixer tap and handheld shower attachment with glass shower screen, wash hand basin with mixer tap, push flush WC. Tiled splashbacks, wall mounted bathroom mirror, shaver point, electric heated towel radiator.

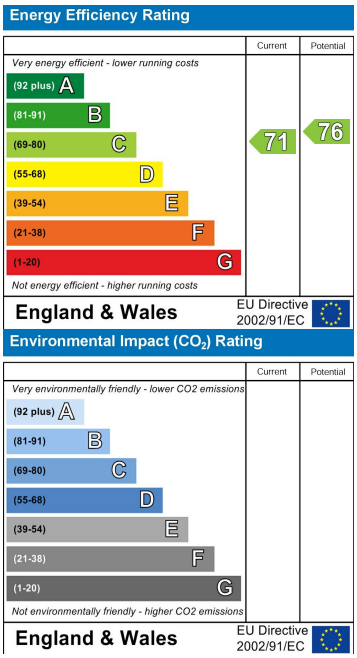
ALLOCATED PARKING
There is an allocated parking space situated to the rear.

AGENTS NOTE
It is understood that the property is held on a leasehold term of 125 years from 2005 with approximately 105 years remaining. It is understood combined ground rent and service charge equates to approximately £100 PCM, payable directly to the management agent. We ask that you confirm this information with your solicitor 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.

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