



The Crescent
Stapleford, Nottingham NG9 8JA

£110,000 Leasehold

A TWO BEDROOM GROUND FLOOR FLAT.



A surprisingly spacious two double bedroom ground floor flat.

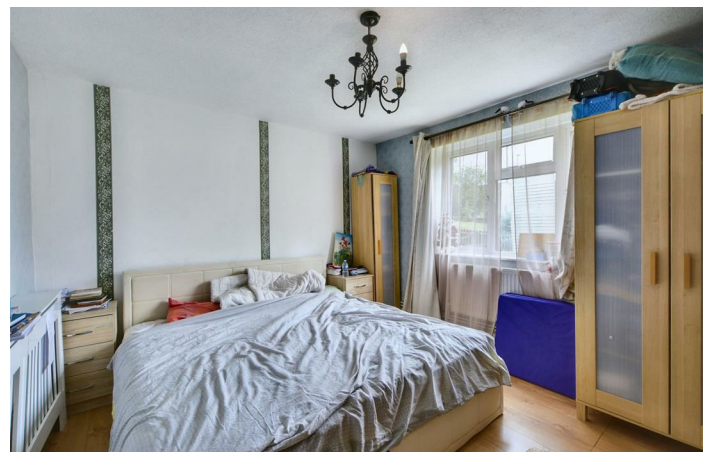
Tucked away in a corner position towards the end of this cul de sac, this property has surprisingly large and enclosed rear gardens offering a degree of privacy and with the benefit of a generous lawn with two garden sheds, decked area, as well as two large attached brick outbuildings.

This well presented property comes to the market in a ready to move into condition with gas fired central heating and double glazed windows.

The accommodation comprises entrance hall, modern fitted kitchen, living room with door to inner hallway which provides access to the two double bedrooms and family bathroom.

There is adjacent communal courtyard parking and the property is situated on the outskirts of Stapleford within walking distance of local amenities, including schools, regular bus service and the town centre of Stapleford is nearby where there are a number of shops and facilities. If you wish to commute further afield, the A52 is within easy reach giving direct access to Beeston, Nottingham city centre, Derby and Junction 25 of the M1 motorway.

This property is ideal for first time buyers, those looking to downsize to single storey living or long term property investment.



ENTRANCE HALL

Composite double glazed front entrance door, doors to kitchen and living room.

KITCHEN

10'11" x 8'7" (3.35 x 2.62)

Incorporating a range of modern fitted wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, wall mounted gas combination boiler (for central heating and hot water). Double glazed window.

LIVING ROOM

14'10" x 11'3" (4.54 x 3.45)

Radiator, double glazed window to the front, door to inner hallway.

INNER HALLWAY

Doors to bedrooms and bathroom.

BEDROOM ONE

12'0" x 10'6" (3.67 x 3.22)

Radiator, double glazed window to the front.

BEDROOM TWO

12'11" x 8'5" (3.96 x 2.58)

Radiator, double glazed window to the rear.

BATHROOM

Incorporating a modern three piece suite comprising wash hand basin and vanity unit, low flush WC, bath with mixer taps and handheld shower. Tiling to walls, heated towel rail, double glazed window.

OUTSIDE

The property is set back from the road and fronts a communal green. The property enjoys good sized and enclosed rear gardens which are "L" shaped laid mainly to lawn with mature trees, two garden sheds and an area laid to decking. There are two attached brick outbuildings/stores.

AGENTS NOTE

The property is leasehold. The lease start date is

03/06/1990 with 125 years, 90 years remaining. The ground rent is currently £10 per annum and we are currently awaiting details in relation to the service charge. Further information will be provided upon request.

COUNCIL TAX

Broxtowe Borough Council Band A.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 3mbps, Superfast 32mbps,

Ultrafast 1000mbps

Phone Signal – O2 & Three = Green - EE, Three & Vodafone = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface

Water - Very Low Risk

Flood Defences – No

Non-Standard Construction – No

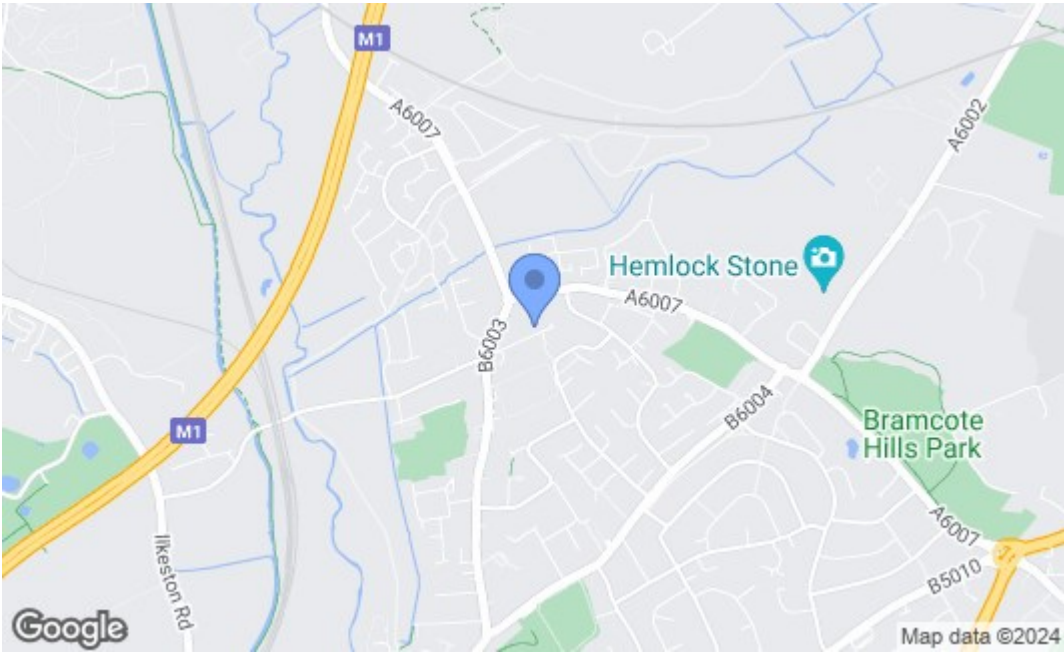
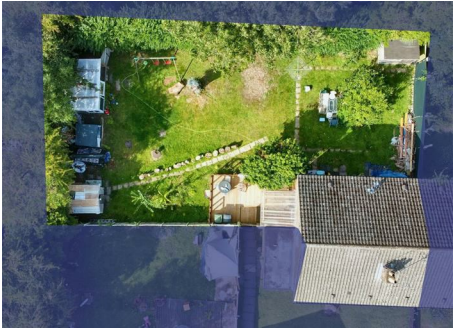
Other Material Issues – No



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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