Robert Ellis

look no further. . .

Merton Court
Stapleford, Nottingham NG9 8LF

A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT

£92,500 Leasehold

ROBERT ELLIS ARE PLEASED TO BE WELCOME TO THE MARKET THIS IDEAL INVESTMENT OPPORTUNITY. TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT

With single level accommodation comprising entrance hall, kitchen with useful utility area, lounge, inner hallway, two double bedrooms and bathroom/WC.

The property also benefits from gas fired central heating and double glazing.

The property is situated within this popular and established location within easy reach of good schools, shops and nearby transport links including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal addition to a current investment portfolio or the start of a rental investment.

We highly recommend an internal viewing.

ENTRANCE HALL
6'0" x 4'1" (1.84 x 1.27)
uPVC panel and double glazed side entrance door, useful storage cupboard, door to lounge and archway to kitchen.

KITCHEN WITH SEPARATE UTILITY CLOSET
14'4" max x 8'11" (4.39 max x 2.74)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board. Boiler cupboard housing the gas fired central heating boiler. Tiled splashbacks, plumbing for washing machine, space for under-counter fridge or freezer, space for cooker with extractor canopy over, double glazed window to the rear, space of full height fridge/freezer, partial tiled walls and useful utility closet which houses the electricity meters and an ideal space for tumble dryer or other kitchen appliance.

LOUNGE
17'2" x 9'10" (5.24 x 3.02)
Double glazed window to the front, dado rail, coving, radiator, fitted blinds to the windows, feature Adam-style fire surround incorporating a coal fire, radiator, media points and door to inner hallway.

INNER HALLWAY
6'3" x 2'9" (1.93 x 0.84)
Doors to both bedrooms and bathroom. Useful storage cupboard.

BEDROOM ONE
13'5" x 10'6" (4.09 x 3.22)
Double glazed window to the front, radiator and coving.

BEDROOM TWO
10'6" x 9'10" (3.22 x 3.00)
Double glazed window to the rear, radiator, coving and dado rail.

BATHROOM
7'4" x 5'6" (2.24 x 1.68)
Three piece suite comprising bath with electric shower over, wash hand basin and low flush WC. Double glazed window to the rear, radiator, partial wall tiling and mirror fronted wall mounted bathroom cabinet.

OUTSIDE
The property benefits from a shared and communal courtyard garden area and offers very little maintenance requirements.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Continue along before taking a left hand turn onto Braddon Avenue. You will see the signpost for Merton Court where you can proceed up the pedestrian pathway and the block can then be found on the left hand side identified by our For Sale board.

Ref: 7739NH

AGENT'S NOTE
We understand that the property is held on a leasehold term over 125 years from May 1998 with approximately 101 years remaining. We understand that the ground rent is £10 PA and the service charge as of April 2021/2022 was £332.69 PA. We ask that you confirm this information prior to completion with your solicitors.

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 here, 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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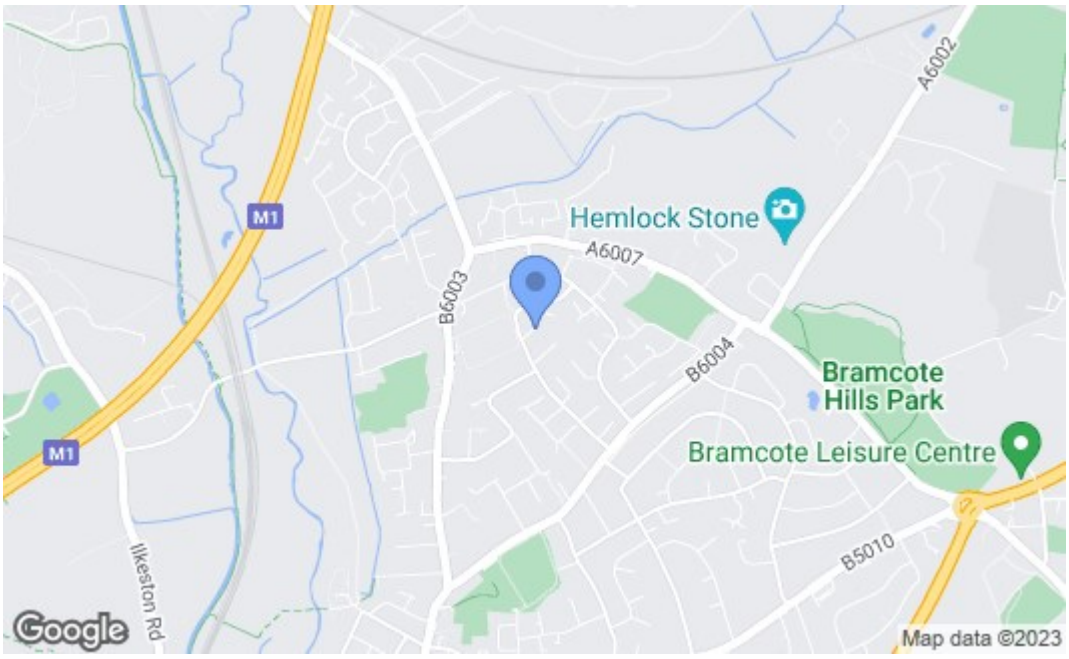

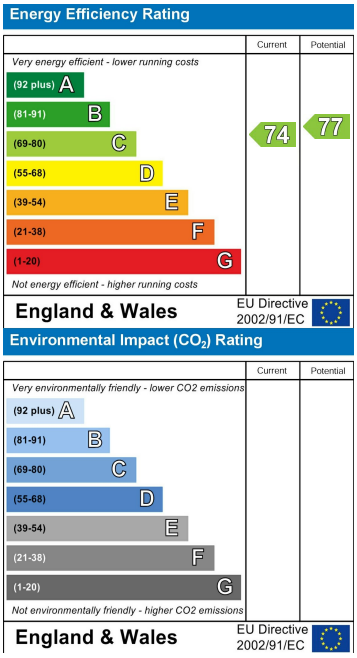

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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