



**Radburn Court**  
**Stapleford, Nottingham NG9 8LE**

A FIRST FLOOR, TWO DOUBLE BEDROOM  
MAISONETTE.

**£85,000 Leasehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, AN IDEAL OPPORTUNITY TO PURCHASE AS A FIRST TIME BUY OR WITH TENANT IN SITU, A TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

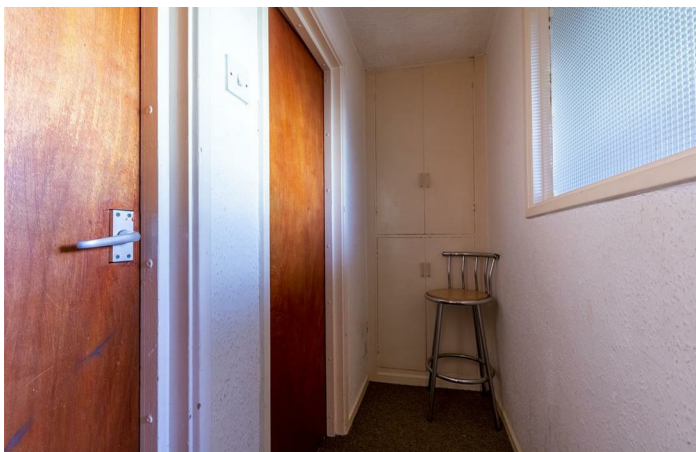
With first floor accommodation comprising entrance hall, kitchen, living room, inner hallway, two double bedrooms and bathroom.

There is the use of the communal patio garden area to the rear, as well as having its own rear garden space. (to be confirmed via the title plab)

Other benefits to the property include gas fired central heating and double glazing.

As previously mentioned, the property has current tenant in situ with a rent passing of £450.00 pcm.

The property would make an ideal first time buy or addition to a property portfolio investment and we highly recommend an internal viewing.



## BALCONY

Steps provided up from the lower ground level to a wrought iron balcony area with UPVC front entrance door to the maisonette.

## ENTRANCE HALL

6'9" x 3'8" (2.07 x 1.12)

Two useful storage cupboards, radiator and doors to kitchen and living room.

## KITCHEN

10'4" x 9'10" (3.16 x 3)

The kitchen is equipped with a range of matching fitted base and wall storage cupboards with roll top work surfacing incorporating single sink and drainer with tiled splashbacks, space for cooker, fridge/freezer and plumbing for washing machine, wall mounted gas fired central heating combination boiler, double glazed window to the front with fitted blinds, extractor fan, tiled splashbacks, radiator and storage cupboard.

## LIVING ROOM

17'3" x 9'11" (5.27 x 3.03)

Double glazed window to the front overlooking the green area, laminate flooring, radiator and media points. Door to inner hallway.

## INNER HALLWAY

8'3" x 2'9" (2.53 x 0.85)

Doors to both bedrooms and bathroom. Useful storage cupboard and loft access point.

## BEDROOM 1

10'7" x 10'4" (3.25 x 3.16)

Double glazed window and radiator.

## BEDROOM 2

13'5" x 9'10" (4.09 x 3.02)

Double glazed window and radiator.

## BATHROOM

7'6" x 5'6" (2.29 x 1.7)

Three piece suite comprising panel bath with central mixer tap and hand-held shower attachment, wash hand basin and push-flush w.c. Partially tiled walls, radiator, double glazed window and extractor fan.

## OUTSIDE

It is understood that the property has its own private garden space to the rear of the block of 4, whilst also having the right to use the communal paved patio area and there is also a useful outside brick garden store. We ask that you confirm these arrangements with your solicitor prior to a commitment to purchase.

## LEASE INFORMATION

It is understood that the property is held Leasehold for a term of 125 years, from the 7th January 2002 with approximately 105 years remaining, subject to a ground rent of £10.00 per annum, charged on the anniversary of commencement of the Lease in January.

The service charge is payable per annum in arrears and can vary. The amount for the most recent service charge period April to March was £270.12

These figures should be confirmed by the acting solicitor prior to completion.

## 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. Look for and take a left turn onto Braddon Avenue and park in one of the residential parking bays next to the street sign, duly named Radburn Court. Walk up the pedestrian access and the maisonette can be found fronting the green area on Denver Court, identified by our For Sale Board on the railings.

Ref: 7364nh



GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of sizes, wall-thickness, 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.